

HISTORIC STRUCTURE REPORT: 1428 WEST BALTIMORE STREET

EMILY CONNORS

UNIVERSITY OF MARYLAND
GRADUATE PROGRAM IN HISTORIC PRESERVATION
FINAL PROJECT
MAY 2015



ABSTRACT

Title of Document: HISTORIC STRUCTURE REPORT:
1428 WEST BALTIMORE STREET

Emily Elizabeth Connors, Master of Historic
Preservation, 2015

Directed By: Dr. Dennis Pogue, Associate Professor, Historic
Preservation

The purpose of this historic structure report is to provide a set of recommendations to guide future projects related to the commercial building located at 1428 West Baltimore Street, Baltimore, Maryland, currently vacant. The recommendations are based on the building's history and significance, and a detailed investigation of the existing conditions. This historic structure report is composed of three sections: development history and context, existing conditions, and treatment recommendations. The recommendations are based on a rehabilitation approach and are designed to preserve the character-defining features of the structure while adapting it as necessary for future uses. The building is a contributing resource in the local and National Register Union Square – Hollins Market Historic District. Reflecting the development of urban America and Baltimore's nineteenth century working class neighborhoods, the district is significant for its architecture and for communicating broad patterns of history.

HISTORIC STRUCTURE REPORT: 1428 WEST BALTIMORE STREET

By

Emily Elizabeth Connors

Master Final Project submitted to the Faculty of the
Historic Preservation Program of the
School of Architecture, Planning, and Preservation of the
University of Maryland, College Park, in partial fulfillment
of the requirements for the degree of
Master of Historic Preservation
2015

Advisory Committee:
Dr. Dennis J. Pogue, Chair
Dr. Michele Lamprakos

© Copyright by
Emily Elizabeth Connors
2015

This final project document has had images removed in respect for the owner's copyright. A complete version of the document, including all images, resides in the University of Maryland College Park's library collection.

Acknowledgements

I would like to express my sincere appreciation to those who have assisted me in this process: to Dr. Dennis Pogue, who as my final project advisor provided the support and guidance to bring this historic structure report from concept to completion; to Dr. Michele Lamprakos, who introduced me to Southwest Baltimore and provided valuable feedback as my second reader; and to Bif Browing, chair of the Southwest Partnership Commercial Committee, who connected me with the Ford Building and shared his passion for revitalizing West Baltimore Street.

Table of Contents

Acknowledgements.....	ii
Table of Contents.....	iii
List of Figures.....	iv
Chapter 1: Introduction.....	1
Chapter 2: Development History and Context.....	4
Chapter 3: Existing Conditions.....	22
Chapter 4: Treatment Recommendations.....	70
Chapter 5: Conclusion.....	93
Appendix: Building Drawings.....	95
Bibliography.....	101

List of Figures

Figure 1. Map of West Baltimore Street.....	5
Figure 2. Diagram of Construction Sequence.....	8
Figure 3. 1890 Sanborn Map.....	13
Figure 4. 1901 Sanborn Map.....	13
Figure 5. 1911 Sanborn Map.....	13
Figure 6. 1914 Sanborn Map.....	13
Figure 7. 1929 Sanborn Map.....	13
Figure 8. 1950 Sanborn Map.....	13
Figure 9. Exterior South Elevation.	15
Figure 10. Axonometric Floor Plans.....	16
Figure 11. Exterior: south elevation.....	18
Figure 12. Exterior: north elevation.....	18
Figure 13. First Floor: south interior elevation.....	19
Figure 14. First Floor: north interior elevation.....	19
Figure 15. Second Floor: south interior elevation.....	19
Figure 16. Second Floor: north interior elevation.....	20
Figure 17. Third Floor: south interior elevation.....	20
Figure 18. Third Floor: north interior elevation.....	20
Figure 19. Exterior: 1420-1428 West Baltimore Street.....	21
Figure 20. Exterior: painted masonry c. 1970's.....	23
Figure 21. Exterior: damaged brick surface.....	23
Figure 22. Exterior: second floor west lintel and repaired crack above.....	24
Figure 23. Exterior: second floor east lintel cracked brick.....	24
Figure 24. Second Floor: exposed masonry on south wall.....	25
Figure 25. Third Floor: exposed and painted masonry on east wall.....	26
Figure 26. Third Floor: stained paint on east wall.....	26
Figure 27. Third Floor: stained paint and spalled brick on east wall corresponding with water damage above.....	27
Figure 28. Third Floor: peeling paint and spalling brick on east wall.....	27
Figure 29. Exterior: storefront.....	28
Figure 30. Exterior: cracking and peeling paint; rust on flashing.....	29
Figure 31. Exterior: cracking and peeling paint; rust on flashing.....	29
Figure 32. Exterior: missing details and cracking paint on cornice.....	30
Figure 33. Exterior: missing details and gap in cornice overhang.....	30
Figure 34. First Floor: missing balusters and nosings.....	31
Figure 35. First Floor: peeling paint on wall below stairs and missing balusters.....	32
Figure 36. First Stair Landing: scratches and dents on handrail and balusters.....	32
Figure 37. Second Floor: missing baluster and nosing.....	33
Figure 38. Second Floor: paint wearing away on both treads and risers.....	33
Figure 39. Third Floor: best preserved handrail and balusters.....	34
Figure 40. First Floor: crown molding.....	36
Figure 41. First Floor: dirt, wear along edges, and chipping paint on baseboard.....	36
Figure 42. First Floor: east wall doorway trim.....	36

Figure 43. First Floor: doorway and transom trim under the stair.	37
Figure 44. First Floor: peeling paint and wear at corner edges on south wall trim. ..	37
Figure 45. First Stair Landing: missing baseboard piece and damaged window trim.	38
Figure 46. First Stair Landing: worn edges on window trim.	38
Figure 47. Second Floor: baseboard.	38
Figure 48. Second Floor: worn edges, scratches, and gouges in doorway trim.	39
Figure 49. Second Floor: window trim on south wall.	39
Figure 50. Second Floor: detailed window trim profile and marks in surface.	40
Figure 51. Second Stair Landing: baseboard and window trim.	40
Figure 52. Third Floor: baseboard.	41
Figure 53. Third Floor: window trim.	41
Figure 54. Third Floor: window trim with little wear.	41
Figure 55. First Floor: missing glass on entry door.	43
Figure 56. First Floor: scratches and peeling paint on basement door.	43
Figure 57. Third Floor: holes in stile and plywood in place of glass on connecting door.	44
Figure 58. Third Floor: damage to stile edge, scratches in the surface, and alligating paint on connecting door.	44
Figure 59. First Floor: storefront windows and transom.	46
Figure 60. First Floor: cracking and peeling paint on storefront window frame.	46
Figure 61. First Floor: painted glass and broken pane on doorway under stairs.	47
Figure 62. Second Floor: broken and cracked glass, deteriorated bottom rail, and alligating paint on east window.	47
Figure 63. Second Floor: deteriorated bottom rail on east window sash.	48
Figure 64. Second Floor: alligating paint on west window sash.	48
Figure 65. Exterior: peeling paint and broken pane on second floor east window.	48
Figure 66. Third Floor: deteriorated bottom rail of sash on middle window.	49
Figure 67. Third Floor: good condition of wood, paint, and glass on upper portions on west window.	49
Figure 68. Third Floor: closed off north wall window.	49
Figure 69. Exterior: sealed third floor north window.	50
Figure 70. Second Stair Landing: window opening sealed with wood boards.	50
Figure 71. First Floor: worn carpeting.	52
Figure 72. Second Floor: plywood subflooring and two layers of vinyl tile.	52
Figure 73. Third Floor: random width wood floor boards.	52
Figure 74. Third Floor: plaster laid over brick.	53
Figure 75. First Floor: peeling paint on north and west walls.	54
Figure 76. First Floor: damage to plaster on east wall.	54
Figure 77. Second Floor: missing plaster on south wall.	54
Figure 78. Second Floor: plaster pulling away and peeling paint on east wall.	55
Figure 79. Third Floor: missing plaster on east wall.	55
Figure 80. Third Floor: cracks in plaster on south wall.	55
Figure 81. First Floor: ceiling tiles falling down.	56
Figure 82. Second Floor: missing ceiling tiles.	57
Figure 83. Third Floor: water damage and plywood patches on plaster ceiling.	57

Figure 84. Third Floor: water damage to the plaster, lath, and plywood near east wall.	57
Figure 85. Third Floor: water damage and plywood patching.....	58
Figure 86. Third Floor: fallen plaster.....	58
Figure 87. Third Floor: broken plaster keys.	58
Figure 88. Exterior: flat roof.....	59
Figure 89. First Floor: remnants of unit heater.....	61
Figure 90. First Floor: existing unit heater located in larger building directly behind 1428.....	61
Figure 91. Second Floor: fire alarm bell.....	62
Figure 92. Third Floor: sprinkler system piping.....	62
Figure 93. Third Floor: sprinkler head located in stairwell.....	62
Figure 94. Annotated Conditions: South Exterior Elevation.....	64
Figure 95. Annotated Conditions: South and North Interior Elevations.....	65
Figure 96. Annotated Conditions: East Interior Elevation.....	66
Figure 97. Annotated Conditions: West Interior Elevation.....	67
Figure 98. Annotated Conditions: First and Second Floor Plans.....	68
Figure 99. Annotated Conditions: Third Floor Plan and Reflected Ceiling Plan.	69
Figure 100. Before and After: first floor rendering.....	93
Figure 101. Before and After: first floor rendering.....	94
Figure 102. Before and After: second floor rendering.....	94
Figure 103. Before and After: third floor rendering.....	94

Chapter 1: Introduction

The purpose of this historic structure report is to provide a set of recommendations to guide future projects related to the currently vacant former commercial building located at 1428 West Baltimore Street, Baltimore, Maryland. The recommendations are based on the building's history and significance, and a detailed investigation of the existing conditions. The building at 1428 West Baltimore Street is a three story, brick, Italianate storefront built between 1911 and 1914. Between 1914 and 1929, the building was connected with the adjacent factory on lots 1420-1426; together they are known today as the Ford Building. Because the two structures were constructed and functioned independent of each other before they were connected in the early twentieth century, this report will focus solely on 1428, addressing 1420-1426 only as it affects the former.

This historic structure report is composed of three sections: development history and context, existing conditions, and treatment recommendations. The building is a contributing resource in the local and National Register Union Square – Hollins Market Historic District. Reflecting the development of urban America and Baltimore's nineteenth century working class neighborhoods, the district is significant for its architecture and in communicating broad patterns of history. The portrayal of the existing conditions includes a description of each element accompanied by photographs and drawings. Finally, treatment recommendations are provided based on a rehabilitation approach, as defined by the Secretary of the Interior's *Standards for the Treatment of Historic Properties*. Although the owner would like to return the Ford Building as a whole to its manufacturing roots, definite

plans for its future use are not yet in place. Therefore the recommendations in this report, though based on the understanding that the building will be rehabilitated in the future, will focus on identifying and preserving the historic fabric.

The commercial structure at 1428 is also part of the wider West Baltimore Street fabric and a potentially significant resource in its revitalization. It is one of the primary building types found along the street, both in its style and form. These mixed-use structures, three bays wide, with a horizontal division on the façade between the first and upper floors, create a distinct rhythm along the street. The open floor plan and modular footprint also makes the type extremely adaptable as units and as a whole. Individual buildings can adapt internally to different uses or multiple units can be combined to form larger spaces. Both types of adaptability are demonstrated in the history of 1428 as it has been converted from retail to manufacturing and back, and from an independent storefront to part of a larger complex. These similarities between 1428 and other buildings of its type make the general guidance in this historic structure report applicable to West Baltimore Street as a whole. It also highlights the importance of understanding the history of an individual building and identifying a structure's character-defining features to making appropriate recommendations. Though the building is one of a type, it is also one of a kind. Understanding 1428 West Baltimore Street's unique evolution and features provides the foundation of knowledge needed for successful preservation and rehabilitation.

Methodology

Research for this historic structure report was carried out in two phases: historical research and examination of the existing conditions, followed by the determination of treatment recommendations. In addition, I was introduced to this building while researching the context and development of West Baltimore Street during a studio course in the fall of 2014.

The development history of West Baltimore Street and the building was prepared using both primary and secondary sources. Primary sources included *Baltimore City Sanborn Fire Insurance Maps*, city directories, property deeds, articles and advertisements from *The Baltimore Sun*, and photographs obtained from the Baltimore Commission for Historical and Architectural Preservation. This information was supplemented by the *Union Square-Hollins Market National Register Nomination* and books including *Baltimore: The Building of an American City*, *West Baltimore Street Neighborhoods: Sketches of Their History*, and *Poppleton Historic Study*. The existing conditions were investigated through two site visits in the fall of 2014, when the building was recorded using drawings, photographs, and extensive notes.

The specific treatment recommendations have been made with reference to best practices, including the National Park Service's *Technical Preservation Briefs* and Martin E. Weaver's *Conserving Buildings*. Since 1428 West Baltimore Street is located in both a local and national historic district, the recommendations comply with the *Baltimore City Historic Preservation Procedures and Design Guidelines* and *The Secretary of the Interior's Standards for Rehabilitation*.

Chapter 2: Development History and Context

The Ford Building as it exists today has evolved over time to occupy five individual lots. The structure at 1428, which is the focus of this report, was constructed between 1911 and 1914. Between 1914 and 1929 it was connected to the adjacent factory on lots 1420-1426. The factory was built circa 1886 with an addition in 1901. The following will examine the history of the structure at 1428 within the context of the development of West Baltimore Street and the surrounding area.

Historic Context for West Baltimore Street

Baltimore Town was established in 1729 on the Chesapeake Bay, farther inland than any other east coast ports at the time.¹ The area grew steadily based on an economy of shipping grain and shipbuilding, and in 1797 Baltimore Town and the neighboring Fells Point and Jones Town merged to form the City of Baltimore.² The area known as Southwest Baltimore today, including the neighborhoods of Franklin Square, Poppleton, Union Square, Hollins Market, Mount Clare, Pigtown, and Barre Circle, was annexed into the city in 1816. Though there was some settlement in the southern portion, most of the area was farmland and woodland at this time.² In 1818, surveyor and engineer T.H. Poppleton was hired by the city to lay out the street

¹ Roderick N. Ryon, D. Randall Beirne, and Joan Henly, *West Baltimore Neighborhoods: Sketches of Their History, 1840-1960* (Baltimore, MD: University of Baltimore, 1993), xiii.

² Frank R. Shivers, Jr., "The Opening Gate, 1729-1800," Baltimore City Historical Society, accessed February 5, 2015, <http://www.historicbaltimore.org/resources/shivers/1729.htm>; Phoebe B. Stanton, *Poppleton Historic Study* (Baltimore, MD: Department of Housing and Community Development, 1975), 1.



Figure 1. Map of West Baltimore Street.

patterns on the annexed land.³ The Poppleton Plan established a street hierarchy that is still evident today in Southwest Baltimore. Streets that run east/west are the widest, with nearly all the street frontage used for building facades. These buildings are the most imposing and detailed in the neighborhood. Streets that run north/south were secondary; these slightly narrower streets feature a mix of building facades and side elevations of more modest homes. The smallest and most humble dwellings are located along the narrow alleys.⁴ West Baltimore Street, which runs along an east/west axis, conforms to this hierarchy. Established in 1807 as part of the Baltimore-Frederick Turnpike, by the 1820's West Baltimore Street had scattered dwellings along it as far west as Carey Street.⁵

When the industrial revolution came to Baltimore in the mid-nineteenth century, the population of the city doubled.⁶ Most of Southwest developed after 1830, primarily as housing for workers in nearby industries. To serve the increasing residential population, commercial structures were built around West Baltimore Street and Hollins Market.⁷ In the 1850's, the nearby Franklin and Union Squares were developed as speculative parks and housing for the upper-middle class.⁸ By this time, buildings along West Baltimore Street were located as far west as Frederick Avenue.⁹ However, extensive development along West Baltimore Street did not occur until after the Civil War, coinciding with the post-war boom and the advent of the

³ Sherry Olson, *Baltimore: The Building of an American City* (Baltimore, MD: Johns Hopkins University Press, 1997), 56.

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

⁵ Stanton, *Poppleton*, 8. Hoff, *Union Square*, 11.

⁶ Stanton, *Poppleton*, 3.

⁷ *Ibid.*, 3.

⁸ Stanton, *Poppleton*, 4. Hoff, *Union Square*, 3.

⁹ Hoff, *Union Square*, 12.

omnibus, which ran along West Baltimore Street.¹⁰ This is evident in the architectural styles; Italianate, which was popular in the later part of the nineteenth century, is the most prominent style along the street. While construction ended in the 1880's in many of the residential neighborhoods, commercial construction along West Baltimore Street continued into the early twentieth century (Figure 1).¹¹

Economic decline in the area began in the mid-twentieth century around the close of World War II, ending further development and leaving much of West Baltimore Street physically intact. The 1968 riots in Baltimore accelerated the abandonment of businesses along the street. The 1970's saw attempts to renew the commercial corridor through sidewalk improvements, murals, and a city shopstealing program to encourage small business.¹² The small boost this provided was short lived and could not survive the construction of Route 40 and Martin Luther King Jr. Boulevard during the era of highway building that isolated the Southwest from downtown.¹³

Today, West Baltimore Street bears marks of the past with possibilities for the future. The University of Maryland BioPark, which anchors the eastern end of the street, has been a spark for reinvestment in the easternmost blocks that has begun to spread westward. Moving along the corridor from east to west, the buildings transition from occupied and maintained to increasing deterioration and higher rates of vacancy. While some structures – often in groups – have been lost to deterioration, demolition, and fire, the historic fabric of the street remains largely intact and

¹⁰ Ryon, *West Baltimore Neighborhoods*, 80.

¹¹ Hoff, *Union Square*, 3.

¹² Hoff, *Union Square*, 3, 15. Olson, *Baltimore*.

¹³ Raymond Mohl, "Stop the Road: Freeway Revolts in American Cities," *Journal of Urban History*, vol. 30, 2004, 674-706.

unbroken. The open floor plan and modular footprint of these commercial buildings gives them an adaptability that is suitable for redevelopment. Capitalizing on these assets is key to the community as they work to create a new movement to revitalize Southwest Baltimore and reinvigorate the commercial character of West Baltimore Street.

Development History of 1428 West Baltimore Street

The development history of 1428 illustrates much of the rise and decline of West Baltimore Street as a whole. Beginning as a single commercial storefront in the prevalent Italianate style, it was the typical “mom and pop” shop so common along the street. As business and industry grew in the area, it then was joined with the expanding factory on the adjacent properties. When the economic decline began in Southwest, manufacturing left the building and was replaced by various retail businesses until becoming vacant in recent years (Figure 2).

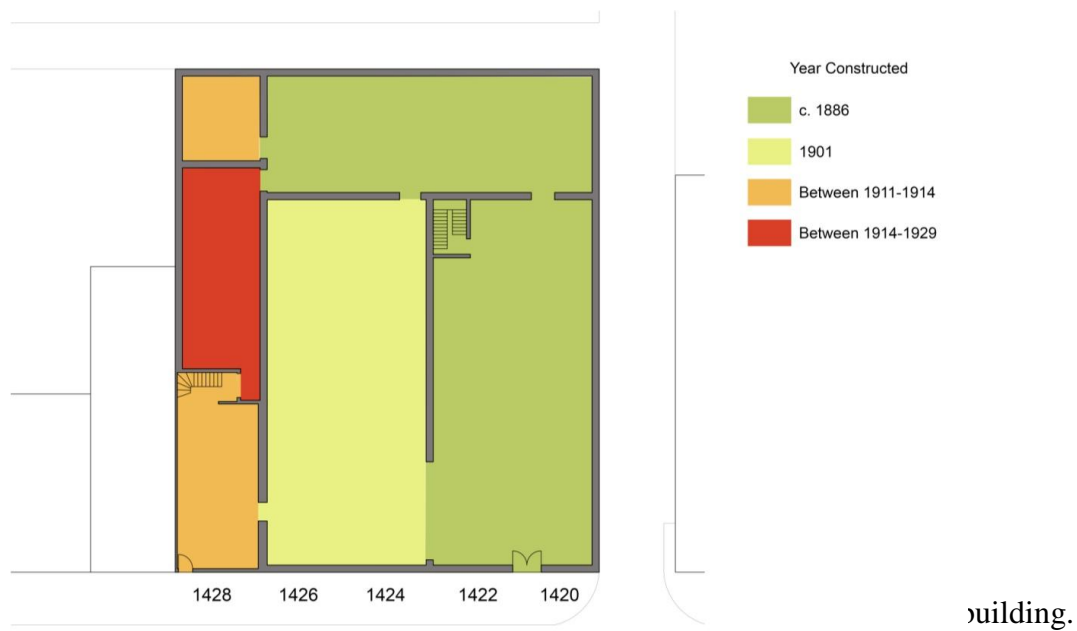


Figure 2. Diagram of Construction Sequence.

These maps were created for fire insurance companies and detail building materials and rough sizes. West Baltimore Street can be found on Sanborn Maps ranging in date from 1890 to 1950. The current structure at 1428 West Baltimore Street was constructed between 1911 and 1914; prior to which a different commercial storefront occupied the same site. The building is described on the 1914 Sanborn map as three stories tall, of brick construction, with a slate or tin roof and a wood cornice (Figure 6).¹⁴ The interior layout and detailing can provide further clues as to the purpose of each space. Located in the heart of the business district of West Baltimore Street and with the large storefront windows, the first floor was clearly meant for commercial use. The stair is also located in the back, providing an open space in the front for business. The second floor has wide, detailed trim and very tall windows nearly floor to ceiling in height. This indicates the importance of this space, which was probably a showroom. The third floor, in contrast, has simple trim and smaller windows, revealing it was a secondary and private area. Likewise, the simple trim on the stairwell windows reflects their more utilitarian location (Figures 3-8).

By 1914, the structure at 1428 West Baltimore Street was owned by the Alexander Milburn Company, which purchased the property from Frederick Nordenhols in 1912.¹⁵ During the same year the Alexander Milburn Company, manufacturers of acetylene gas appliances including lights and welding apparatus, also purchased the adjacent factory, occupying lots 1420-1426, from Sylvia

¹⁴ Sanborn Map Company, *Baltimore 1914 Vol. 2* (Baltimore, MD: Sanborn Map Company, 1914), 134.

¹⁵ Baltimore City, *Liber SCL 2778 Folio 511*, November 7, 1912, www.mdlandrec.net.

Ridinger.¹⁶ Although owned by the same company, in 1914 the two buildings were still independent structures with separate uses listed on the Sanborn map. By 1929, however, the structures were connected on the interior and their history has remained tied ever since (Figure 7).¹⁷

To understand how 1428 has been affected by its connection with the factory, it is important to understand the brief history of the building at 1420-1426. The existing structure was likely constructed for L.P. Haslop & Co. around the years 1885 to 1886.¹⁸ This would coincide with the development boom Southwest Baltimore experienced in the late nineteenth century. An 1890 Sanborn Map provides an early visual of the site (Figure 3). Three separate brick storefronts sit on lots 1424, 1426, and 1428. Adjacent to these structures is the first section of what would become the Ford Building. Occupying lots 1420 and 1422 and wrapping in an L-shape behind 1424 and 1426, the building was home to the carriage factory of L.P Haslop & Co.¹⁹ The Sanborn map identifies the building as brick construction, four stories high, with a slate or tin roof.²⁰

During the following years the building became home to the Monumental

¹⁶ “Warehouse is Sold,” *The Baltimore Sun*, August 8, 1912, ProQuest Historical Newspapers: The Baltimore Sun.

¹⁷ Sanborn Map Company, *Baltimore 1929 Vol. 2* (Baltimore, MD: Sanborn Map Company, 1929), 134.

¹⁸ In 1886, West Baltimore Street was renumbered. The properties as 1420, 1422, 1426, and 1428 all had no street number prior to 1886; 1424 was formerly known as 848. The index of street changes identifies that this could be because the properties were vacant or simply had a building with no assigned street number. Advertisements also reveal that in 1885, L.P. Haslop & Co. listed their address at Howard Street, while in 1887 listed a repository on Howard Street and a factory at 1420-1422 West Baltimore. These resources combined indicate the possibility that the factory was building during these years. The building’s exact date of construction is unknown.

Baltimore City Directory (Baltimore, MD: R.L. Polk & Co, 1887), 49.

“Classified Ad 26,” *The Baltimore Sun*, May 25, 1885, ProQuest Historical Newspapers: The Baltimore Sun. “Classified Ad 43.”

¹⁹ Sanborn Map Company, *Baltimore 1890 Vol. 1* (Baltimore, MD: Sanborn Map Company, 1890), 87.

²⁰ Sanborn Map Company, *1890*, 87.

Carriage Factory, which manufactured baby carriages.²¹ In 1901, an addition to the Monumental Carriage Factory was under construction, encompassing the entirety of lots 1424 and 1426 (Figure 4). The addition is listed on the 1901 Sanborn Map as specifically intended for manufacturing. The map also reveals that gas-fueled power and lighting had been installed by this year.²²

By 1910, the factory had transferred in name to W.L. Jackson and Sons, baby carriage manufacturers. On the evening of March 8 that year, a fire broke out in the third floor stockroom causing an estimated \$5000 in damage.²³ Although covered by insurance, the damage could have been a contributing factor to W.L. Jackson's bankruptcy in the following December.²⁴ The building stayed vacant until purchased in 1912 by the Alexander Milburn Company when its history begins to join with that of 1428.²⁵

By 1929, the form of the Ford Building as it is known today was complete. The structure at 1428 was connected to the factory at multiple locations on the interior, and a one story addition filled in the remainder of the property, squaring off the building as a whole (Figure 7).²⁶ The Alexander Milburn Company, which occupied the structure for many years, relocated elsewhere in Baltimore after selling

²¹ "Receiver for W.L. Jackson & Son," *The Baltimore Sun*, December 8, 1910, ProQuest Historical Newspapers: The Baltimore Sun.

²² Sanborn Map Company, *Baltimore 1901 Vol. 1* (Baltimore, MD: Sanborn Map Company, 1901), 18.

²³ "Fire Among Baby Carriages," *The Baltimore Sun*, March 9, 1910, ProQuest Historical Newspapers: The Baltimore Sun.

²⁴ "Receiver for W.L. Jackson & Son."

²⁵ Sanborn Map Company, *Baltimore 1901 Vol 1*.

"Warehouse is Sold."

²⁶ Sanborn Map Company, *Baltimore 1929 Vol. 2*

the property to Issacs & Robbel, Inc. in 1950, contemporaneous with the early years of decline along the street.²⁷ The building has changed hands three times since Issacs & Robbels, Inc.: Ida Payne and Charles Ford, the building's current namesake, in 1992, Armaghan Zarafshar in 2005, and West Baltimore Street Properties in 2007.²⁸ It has held a range of retail services since the Alexander Milburn Company including air conditioning and refrigeration sales and a furniture store.²⁹ Today, as in recent years, the building sits vacant. Though deteriorating and filled with debris, the structure retains much of its character and promise. Stakeholders in the building's future are working alongside ongoing revitalization efforts in the Southwest to reinvigorate the Ford Building by returning it to its manufacturing roots, perhaps as a shared space for small scale, local manufacturers.

²⁷ Baltimore City, *Liber MLP 8125 Folio 191*, June 15, 1950, www.mdlandrec.net.

²⁸ Baltimore City, *Liber SEB 3178 Folio 534*, April 27, 1992, www.mdlandrec.net.

Baltimore City, *Liber FMC 6556 Folio 897*, May 26, 2005, www.mdlandrec.net.

Baltimore City, *Liber FMC 9644 Folio 383*, May 29, 2007, www.mdlandrec.net.

²⁹ "Display Ad 67," *The Baltimore Sun*, May 10, 1960, ProQuest Historical Newspapers: The Baltimore Sun.

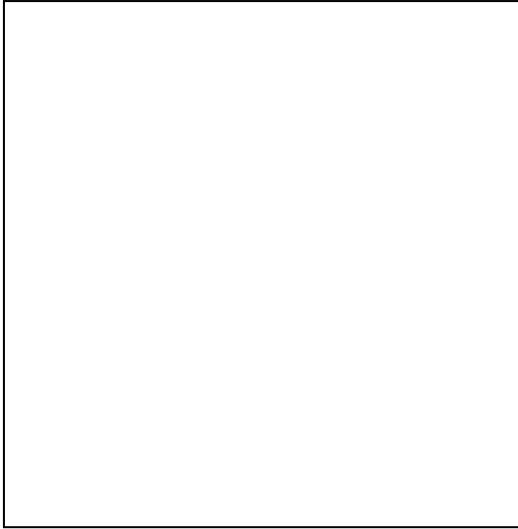


Figure 3. 1890 Sanborn Map.

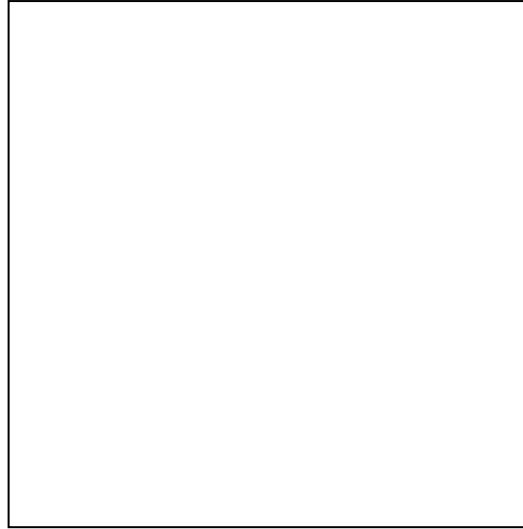


Figure 4. 1901 Sanborn Map.

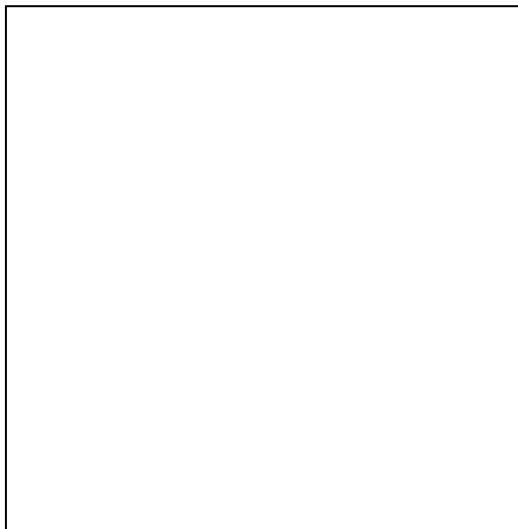


Figure 5. 1911 Sanborn Map.

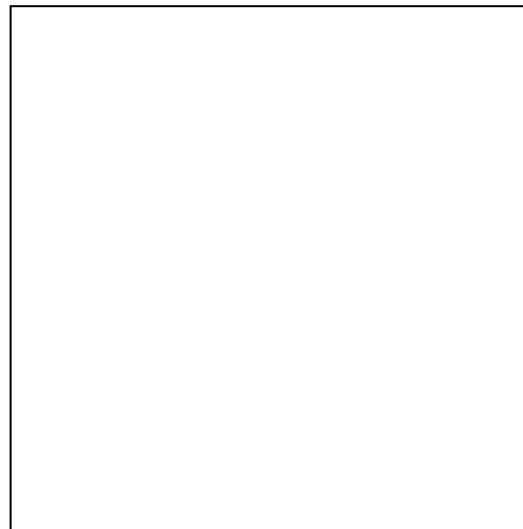


Figure 6. 1914 Sanborn Map.

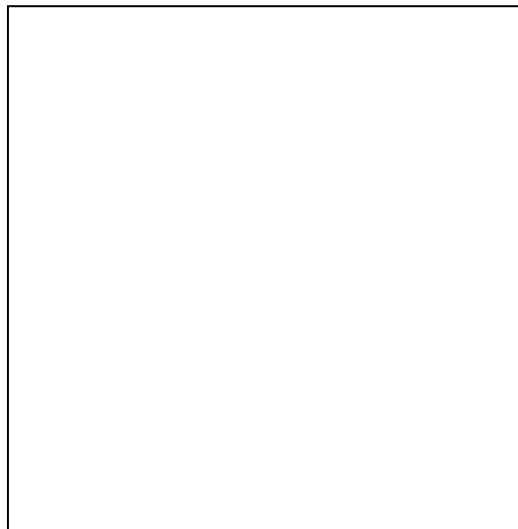


Figure 7. 1929 Sanborn Map.

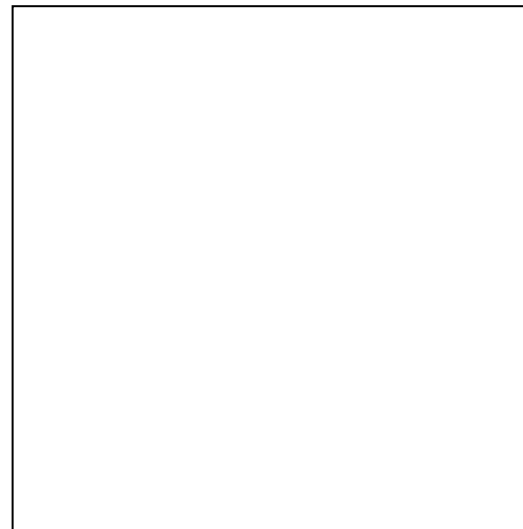


Figure 8. 1950 Sanborn Map.

Architectural Description

The 1400 block of West Baltimore Street is almost entirely lined by three-story, three-bay, commercial row houses measuring 16' in width. Buildings have shared party walls and present a continuous street wall along the sidewalk. The pattern is moderately interrupted halfway down the block by a narrow alley and four story, eight bay wide factory (1420-1426). Although connected to the factory, in scale and massing 1428 is a part of the rhythm of commercial row houses. Located in the middle of the block with two shared party walls, the building is three stories tall, three bays wide, and of brick construction. The primary façade fronting the street is detailed in the Italianate style with a wide, overhanging wood cornice and tall, narrow single hung windows capped with jack arches – two-over-four on the second floor and two-over-two on the third floor (Figures 9-10). The ground floor storefront is characterized by transparency and delineated horizontally by wood paneling and a secondary cornice. The storefront windows, which tilt inwards, full glass door, and transoms create a visual connection between the interior and the street (Figure 11). In stark contrast, much of the rear elevation has been covered by an addition, leaving only the third floor visible. The masonry has been covered with stucco and the single window opening has been closed off (Figure 12).

The interior spaces are open, each floor having a large, rectangular space in the front of the building off the street, with the stair tucked into a bump-out in the rear (Figures 14 and 16). The stair turns mid-way between each floor to always end along the west wall. This creates two landings, each with a single, closed-off window opening. If opened, the windows would look into the addition constructed behind

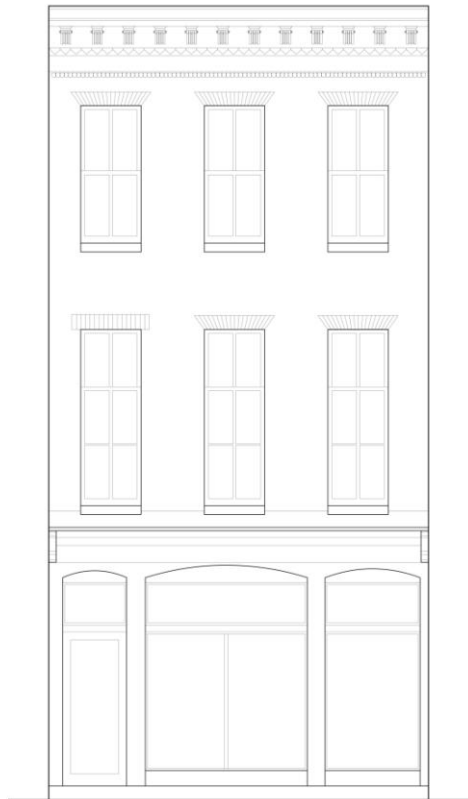


Figure 9. Exterior South Elevation.

1428. Also extending vertically through all three floors is a flue along the east wall. All of the walls are composed of plaster applied directly to masonry. Only the third floor retains its original lath and plaster ceiling and wood plank floor (Figure 17). The first and second floors have had the ceilings replaced with a tile system and the floor material replaced with carpet and vinyl tile, respectively (Figure 14).

All three floors have been altered as a result of the connection between 1428 and the factory. On the first floor, two open doorways have been created in the east wall, one near the front of the library and one located under the stair in the stairwell bump-out. On the second floor, a doorway has been opened in the north wall to access a storage area that has been added (Figure 16). Since the floor levels of 1428

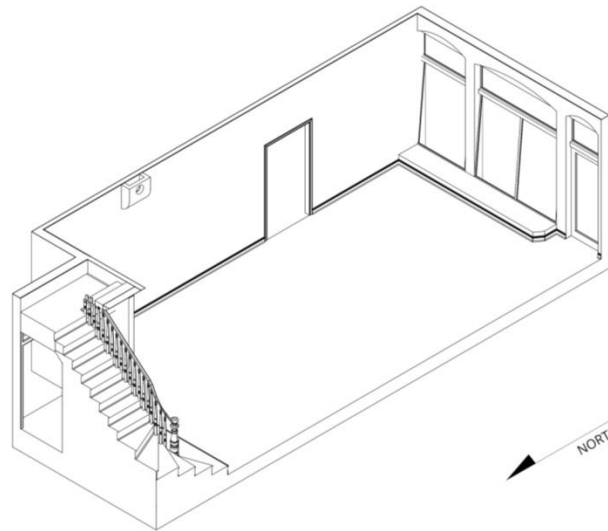
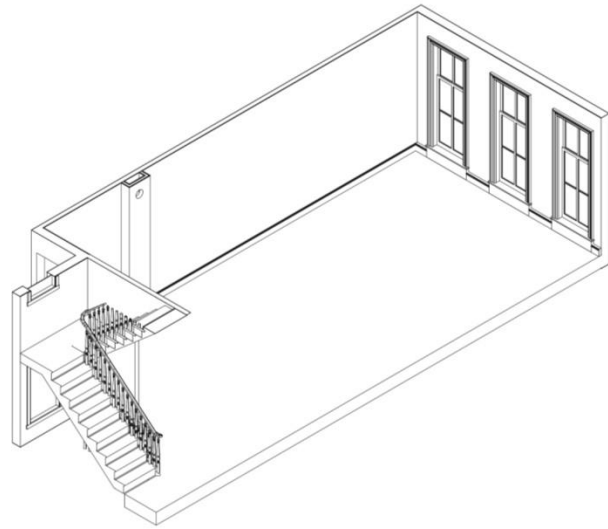
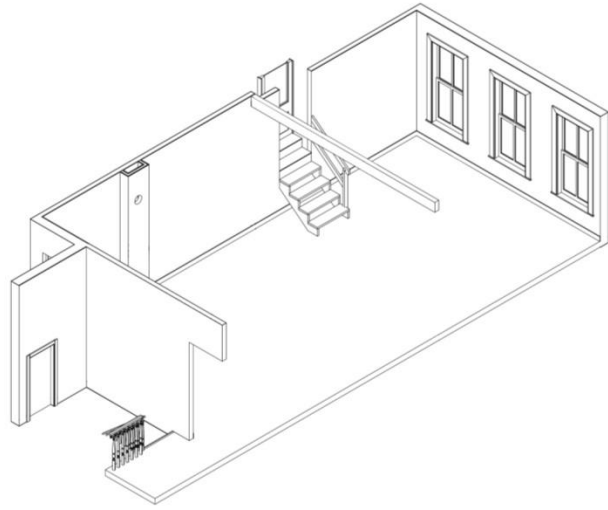


Figure 10. Axonometric Floor Plans.

and the adjoining factory are not at the same height beyond those at the ground floor, this storage space is elevated about 16” above the level of the second floor. Similarly, the third floor of 1428 connects to the third floor of the factory by means of six stairs and a wood-and-glass panel door along the east wall. Also on the third floor is the closed off window on the north wall that can be seen on the rear elevation (Figure 18).

Beyond the alterations to join 1428 with the adjacent factory and changes to some floor and ceiling finishes, many elements of the building are original. This includes the exterior detailing of the cornice and jack arches, with the exception of one arch that has been replaced. The storefront, if not original, is at least historic in age. The wood windows and the interior window and baseboard trim are also original, as is the stair and its turned wood balusters and newel.



Figure 11. Exterior: south elevation.



Figure 12. Exterior: north elevation.



Figure 13. First Floor: south interior elevation.



Figure 14. First Floor: north interior elevation.



Figure 15. Second Floor: south interior elevation.



Figure 16. Second Floor: north interior elevation.



Figure 17. Third Floor: south interior elevation.



Figure 18. Third Floor: north interior elevation.

1420-1426 West Baltimore Street

The adjoining factory at 1420-1426 West Baltimore Street is four stories tall, eight bays wide, and also constructed of brick (Figure 19). The ground floor of the south elevation is divided into eight storefront window bays with transoms, one of which contains a double set of full glass doors instead of a window. Although the structures at 1428 and 1420-1426 are clearly identifiable as individually erected buildings, they nevertheless present a cohesive visual appearance from the street. Both buildings have a distinct horizontal division between the ground floor storefront and the upper portion of the façade, and feature brick of the same red tone. All the wood details on both buildings are painted the same color, which further promotes the visual continuity. Because the two structures are now tied together, changes to either building will affect the other and should be carefully considered.



Figure 19. Exterior: 1420-1428 West Baltimore Street.

Chapter 3: Existing Conditions

Most of the elements comprising 1428 West Baltimore Street are in fair or poor condition. Many of the conditions are superficial, but in a few areas the deterioration has worsened to a level where pieces of the historic fabric have been lost. The following existing conditions analysis is divided into Masonry, Wood, Openings, Finishes, Roof, and Systems. Each section consists of a description of the condition accompanied by annotated photographs. Included at the conclusion of the chapter are annotated drawings that provide a general summary.

The conditions are generally referred to in terms of good, fair, or poor. These terms are defined as follows:

1. Good: Elements in good condition require only regular maintenance.
2. Fair: Elements in fair condition require a moderate amount of intervention in addition to regular maintenance.
3. Poor: Elements in poor condition require a much greater degree of intervention, and possibly replacement, due to their deteriorated state.

Masonry

Exterior

The exterior masonry is in fair condition. The exterior surface of the brick is damaged, but there is no visible evidence of deterioration or water damage. Of the six lintels, only the second floor west has been replaced, and there is evidence of a former crack above this window that has been repaired (Figure 22).

- The bricks are solid, but display pits and damage in the exterior surface.
Photographs from the 1970's and early 2000's show that the masonry was once painted (Figure 20). It appears that an abrasive method may have been used to remove that paint, leaving the scarring visible today (Figure 21).
- The second floor east lintel has three cracked bricks (Figure 23).
- Both the second and third floor east lintels have a single cracked brick that has been repaired with mortar.

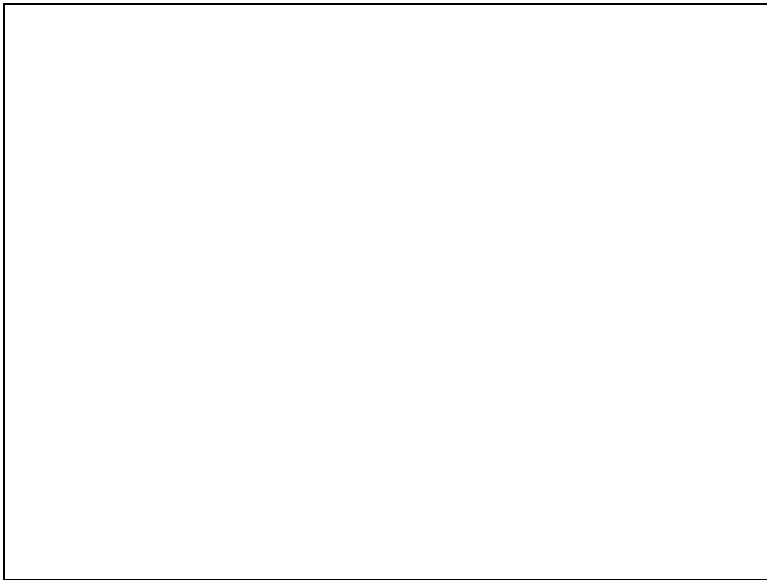


Figure 20. Exterior: painted masonry c. 1970's.



Figure 21. Exterior: damaged brick surface.



Figure 22. Exterior: second floor west lintel and repaired crack above.

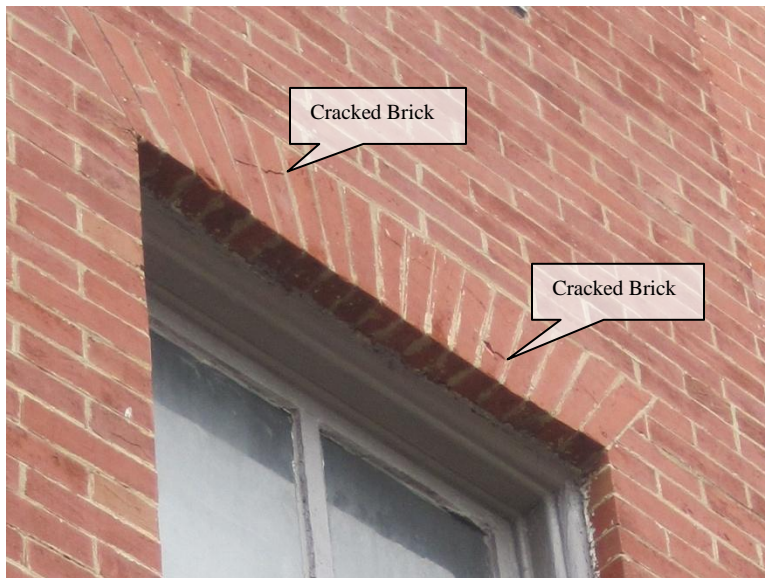


Figure 23. Exterior: second floor east lintel cracked brick.

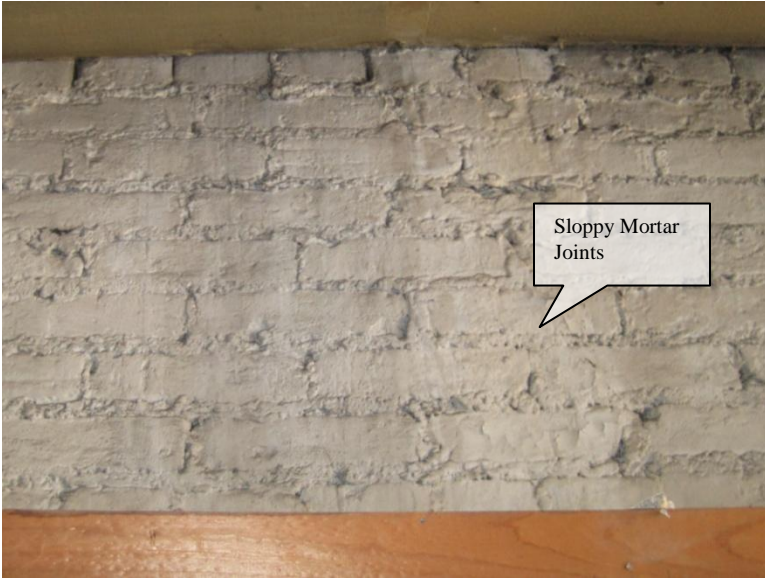
Interior

Masonry is exposed on the interior on the second and third floors where the plaster has been removed or fallen off. The brick exposed on the second floor is in good condition, but on the third floor the bricks are stained and spalling due to water damage.

- On the second floor, brick is exposed only in the southwest corner in the narrow space between the window trim and the west wall. The mortar is unusually thick and was sloppily applied, overlapping the faces of the bricks, but the bricks are in good condition (Figure 24).
- Much of the masonry on the third floor east wall is exposed and has been painted. The mortar is the same as the second floor. There are two locations along this wall where the paint is stained and peeling, and the bricks are spalling as the result of water damage from a leak above (Figures 25-28).

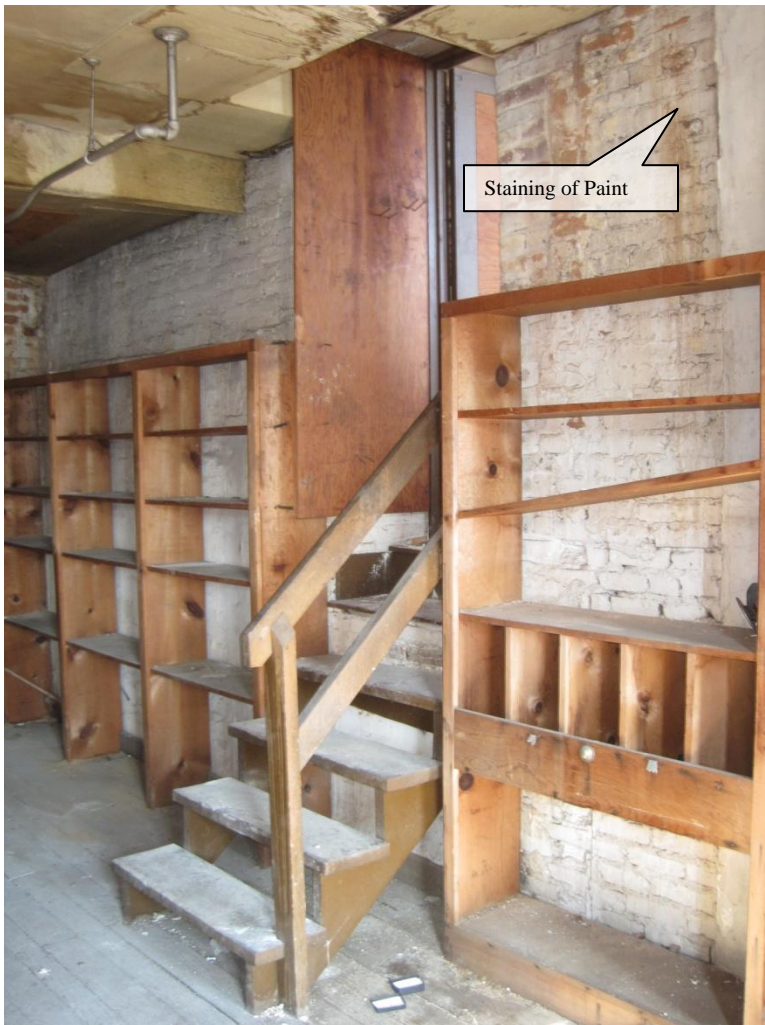


Figure 24. Second Floor: exposed masonry on south wall.



Sloppy Mortar Joints

Figure 25. Third Floor: exposed and painted masonry on east wall.



Staining of Paint

Figure 26. Third Floor: stained paint on east wall.

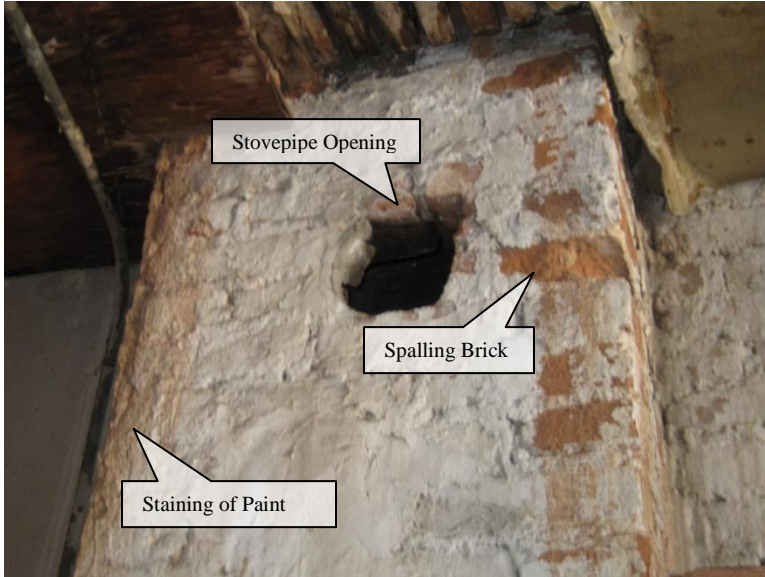


Figure 27. Third Floor: stained paint and spalled brick on east wall corresponding with water damage above.

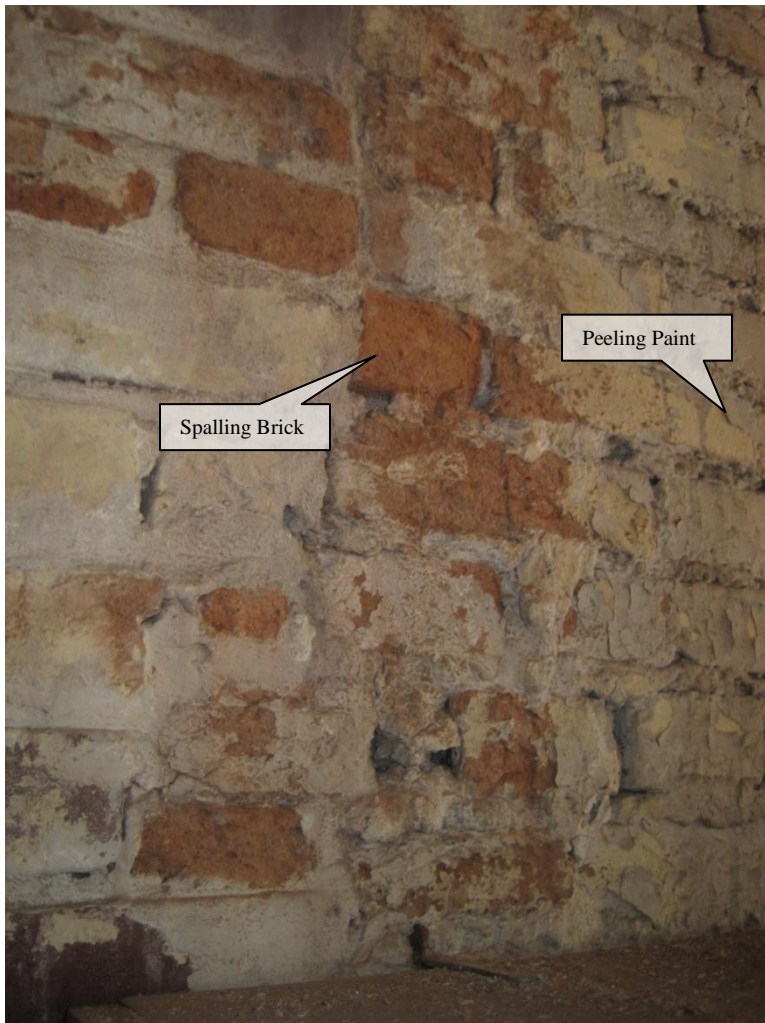


Figure 28. Third Floor: peeling paint and spalling brick on east wall.

Wood

Storefront

The storefront is in good condition with isolated areas of cracking paint and rust.

- The paint is cracking, particularly around the arches (Figure 30).
- The flashing on the cornice is rusting along the edge (Figure 31).



Figure 29. Exterior: storefront.

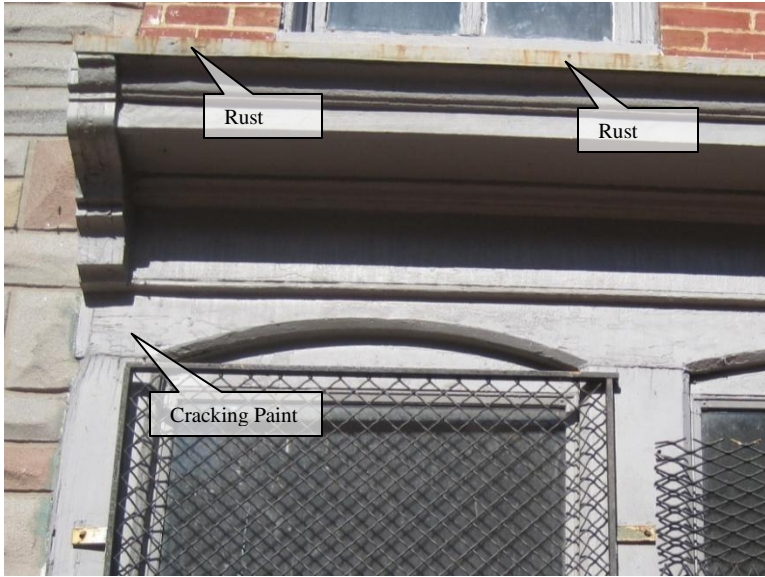


Figure 30. Exterior: cracking and peeling paint; rust on flashing.



Figure 31. Exterior: cracking and peeling paint; rust on flashing.

Cornice

The intricately detailed cornice is missing many of its elements. The remaining details appear to be in good condition, although the paint is cracking.

- One entire modillion is missing and five additional modillions are missing one or both of the side scrolls. One or two of the details below the modillions are also missing, as are a number of the dentils (Figure 32).

- The paint is cracking on the remaining elements of the cornice.
- There is a gap at the east end of the cornice, between the flat bottom of the overhang and the front and side (Figure 33).



Figure 32. Exterior: missing details and cracking paint on cornice.

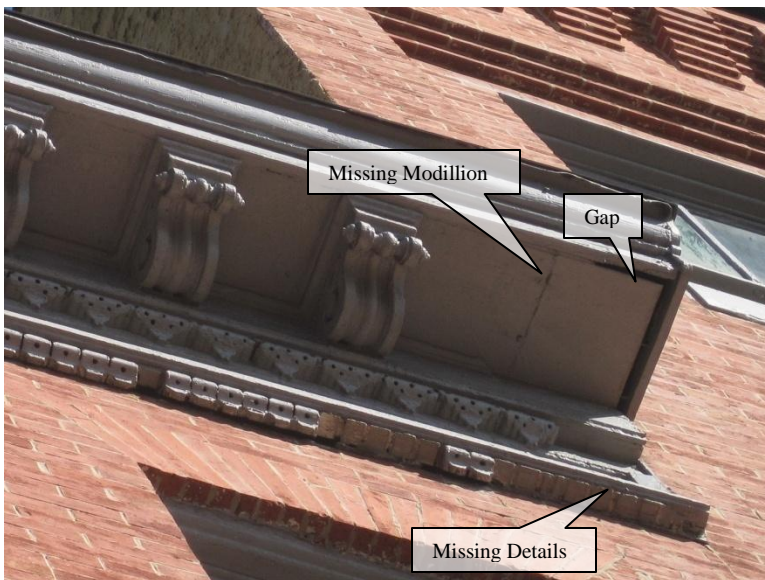


Figure 33. Exterior: missing details and gap in cornice overhang.

Stair

Although structurally sound, the surfaces and decorative details of the stair are in very poor condition: many of the balusters and nosings have broken off, particularly between the first and second floors, and all of the elements show significant wear.

- Nosings have broken off of several stair treads between the first and second floors (Figure 34).
- Six balusters are missing, and another four are broken with only part of the baluster remaining (Figure 35 and Figure 37).
- The painted finish is beginning to wear on all elements of the stair and rail, and the handrail has worn away significantly. Both the handrail and balusters also show many dents and scratches (Figure 36 and Figure 38).



Figure 34. First Floor: missing balusters and nosings.

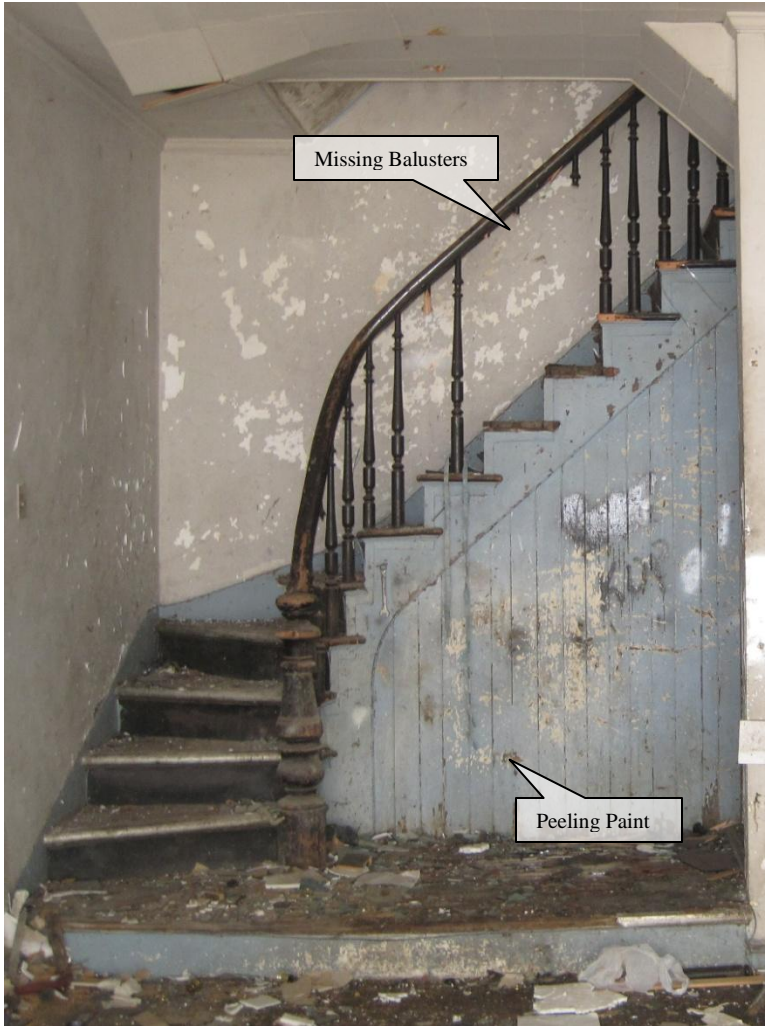


Figure 35. First Floor: peeling paint on wall below stairs and missing balusters.



Figure 36. First Stair Landing: scratches and dents on handrail and balusters.



Figure 37. Second Floor: missing baluster and nosing.



Figure 38. Second Floor: paint wearing away on both treads and risers.



Figure 39. Third Floor: best preserved handrail and balusters.

Trim

Wood trim in the building includes baseboards on all three floors, crown molding on the first and second floors, and trim around all of the windows and doors. All of the trim is covered in a thick layer of dirt. With the exception of the crown molding, which is protected by its height, all of the trim also has scratches and dents in both the paint and the wood.

- On the first floor, the paint and edges of the baseboard are very worn and some of the paint has started to crack and chip off. The trim around the doorway on the east wall is in similar condition. The doorway under the stairs is in better condition, but still has some dents and scratches (Figures 41-43).
- The cracking and peeling paint is worst on the south wall of the first floor, where the storefront windows and door are entirely trimmed with wood. The

post corner next to the door shows significant wear, but the rest of wood has only superficial issues of grime and peeling paint (Figure 44).

- The top piece of trim is missing from the baseboard along the north wall of the stair landing between the first and second floors (Figure 45).
- The window trim on the first stair landing, flat with a single beaded edge, has severely damaged edges, especially on the bottom piece (Figure 46).
- The baseboard on the second floor is in much better condition than that on the first floor, but still has some marks and wear (Figure 47).
- The trim around the second floor doorway has worn edges, particularly on the west side, and a few larger gouges in the wood on the west side (Figure 48).
- The second floor window trim is very wide and detailed. It has minor wear at the edges as well as some dents and scratches in the wood (Figure 49 and Figure 50).
- The baseboard and window trim on the stair landing between the second and third floors has some minor wear but is generally in good condition (Figure 51).
- Trim on the third floor is simpler and less extensive than on the other two floors. Much of the baseboard is hidden by the wall-to-wall shelving, but where exposed the baseboard is in good condition (Figure 52).
- The third floor window trim is flat with a beaded edge and has little wear or other marks (Figure 54).



Figure 40. First Floor: crown molding.

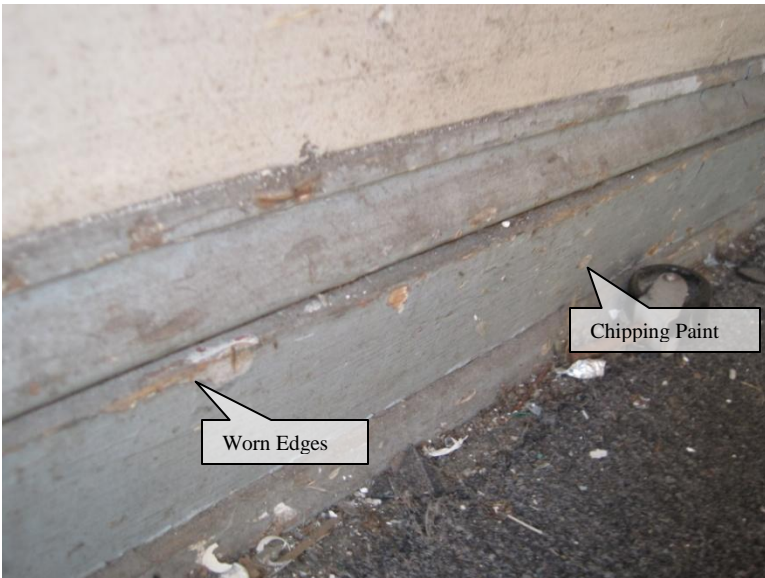


Figure 41. First Floor: dirt, wear along edges, and chipping paint on baseboard.



Figure 42. First Floor: east wall doorway trim.



Figure 43. First Floor: doorway and transom trim under the stair.



Figure 44. First Floor: peeling paint and wear at corner edges on south wall trim.



Figure 45. First Stair Landing: missing baseboard piece and damaged window trim.



Figure 46. First Stair Landing: worn edges on window trim.



Figure 47. Second Floor: baseboard.



Figure 48. Second Floor: worn edges, scratches, and gouges in doorway trim.



Figure 49. Second Floor: window trim on south wall.



Figure 50. Second Floor:
detailed window trim profile and
marks in surface.



Figure 51. Second Stair
Landing: baseboard and window
trim.



Figure 52. Third Floor: baseboard.



Figure 53. Third Floor: window trim.



Figure 54. Third Floor: window trim with little wear.

Openings

Doors

Although there are a number of doorways in the building, only three have doors: the main entrance on the ground floor, the door to the basement, and the connecting door on the third floor. The entry door, which is not original, is in poor condition; the other two doors, both of which are historic, are in fair condition with primarily superficial issues.

- The glass insert in the entry door is almost entirely gone except for a shard in the upper corner, and the metal is worn around the edges (Figure 55).
- The wood four panel door leading to the basement is covered with scratches in the paint and the paint has peeled off in small areas (Figure 56).
- The connecting door on the third floor is a half-glass wood door with two vertical panels on the lower portion. The glass has been replaced with plywood, and there are holes in the stile from previous lock sets. There are also scratches on the door and wear at the edges, particularly at the bottom of the stile. The painted finish is alligatoring, characterized by the extensive and deep cracking of the paint resembling the scales of an alligator (Figure 57 and Figure 58).

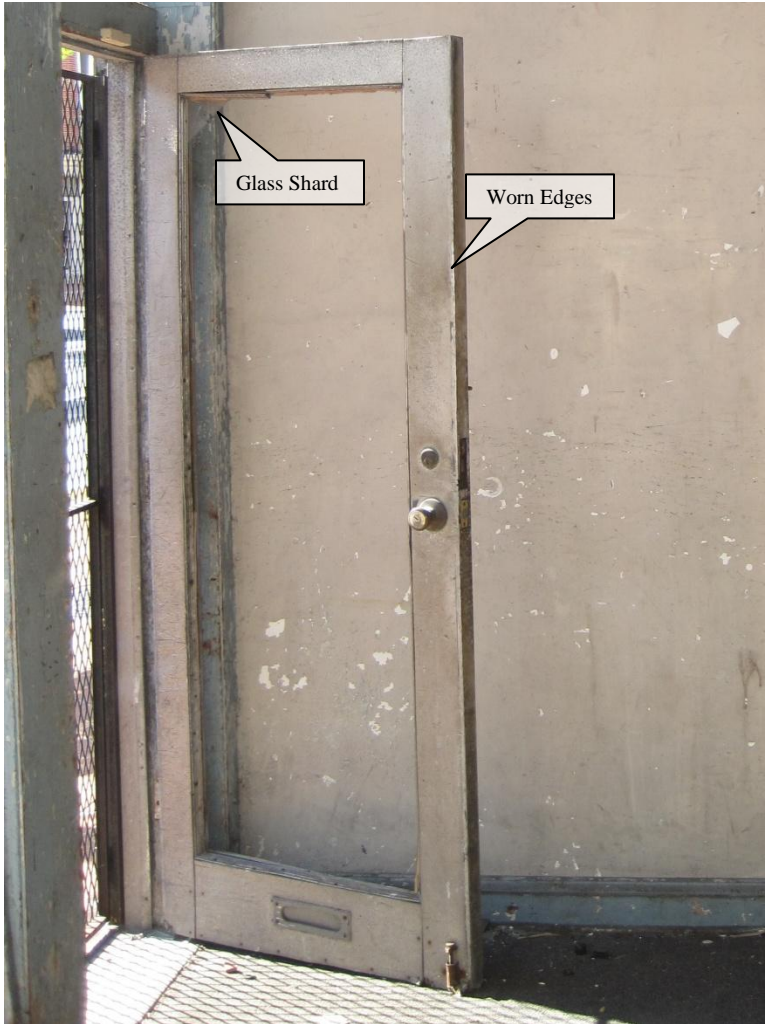


Figure 55. First Floor: missing glass on entry door.

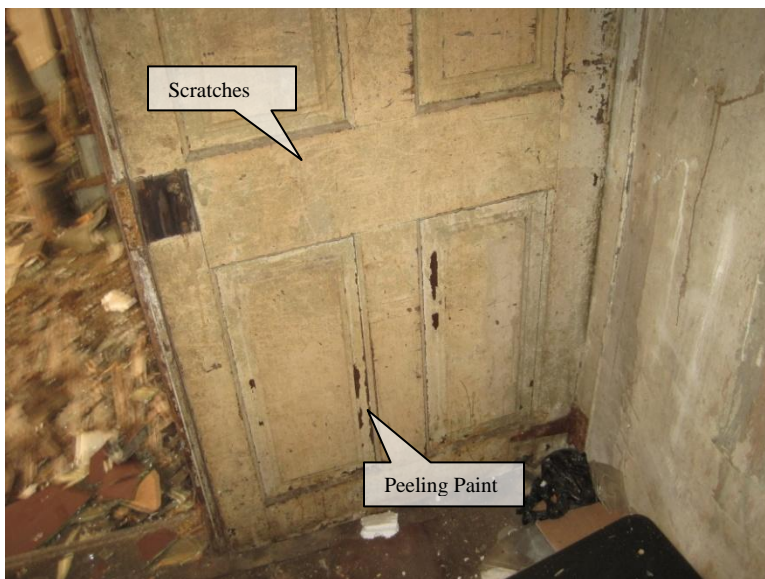


Figure 56. First Floor: scratches and peeling paint on basement door.



Figure 57. Third Floor: holes in stile and plywood in place of glass on connecting door.



Figure 58. Third Floor: damage to stile edge, scratches in the surface, and alligatoring paint on connecting door.

Windows

The windows in the building represent a range of conditions. The two-over-four wood windows on the second floor and the two-over-two wood windows on the third floor, as well as the sealed windows in the stairwell, are original. The storefront windows and transoms are historic, if not original.

- First Floor: The glass in the storefront windows and transom is in good condition with no cracks or broken pieces. The paint on the interior frames is cracking and peeling to a great degree; the exterior paint shows only minor cracking (Figure 59 and Figure 60).
- First Floor: A five-light transom is positioned above the doorway located under the stair. The frame is in good condition, but the glass has been painted and one pane is broken (Figure 61).
- Second Floor: The east window is in poor condition. In the bottom sash, which has been propped open, one pane of glass is broken and another is cracked. The wood is deteriorating at the edges, and the paint is either entirely missing or seriously deteriorated. Where it remains on the interior it is alligating and continuing to chip off; the exterior paint is cracking and peeling.
- Second Floor: The middle window has intact glazing, and the west window has only one cracked pane. Both are in slightly better condition than the east window, but exhibit some deterioration and alligating paint. On the exterior, the paint is cracking and peeling (Figures 62-65).
- Third Floor: The three windows on the south wall all have intact glass. The

bottom of the lower sash on all of the windows is deteriorating, but the rest of the wood is in good condition. The interior paint is also generally in good condition except for in the areas of deterioration. On the exterior, there is only a small amount of cracking in the paint (Figure 66 and Figure 67).

- Third Floor: The glass on the north wall window has been painted and the window opening has been sealed on the exterior (Figure 68 and Figure 69).
- Both window openings on the two stair landings have been filled with plywood or wood boards (Figure 70).



Figure 59. First Floor: storefront windows and transom.



Figure 60. First Floor: cracking and peeling paint on storefront window frame.



Figure 61. First Floor: painted glass and broken pane on doorway under stairs.

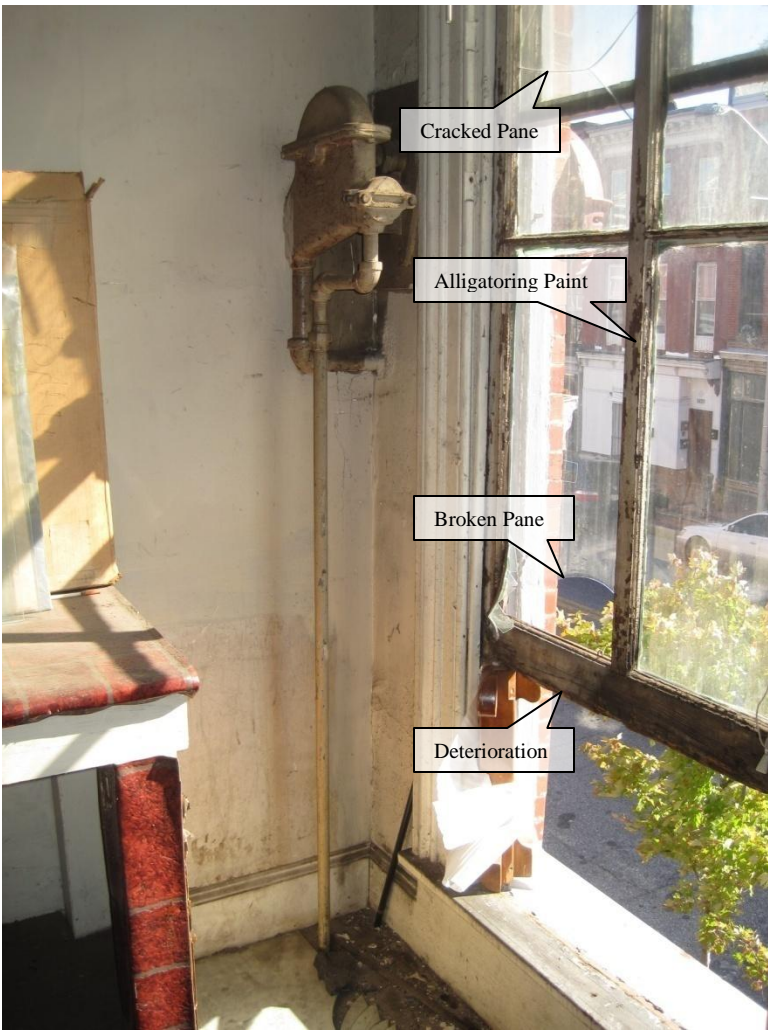


Figure 62. Second Floor: broken and cracked glass, deteriorated bottom rail, and alligatoring paint on east window.



Figure 63. Second Floor: deteriorated bottom rail on east window sash.



Figure 64. Second Floor: alligatoring paint on west window sash.

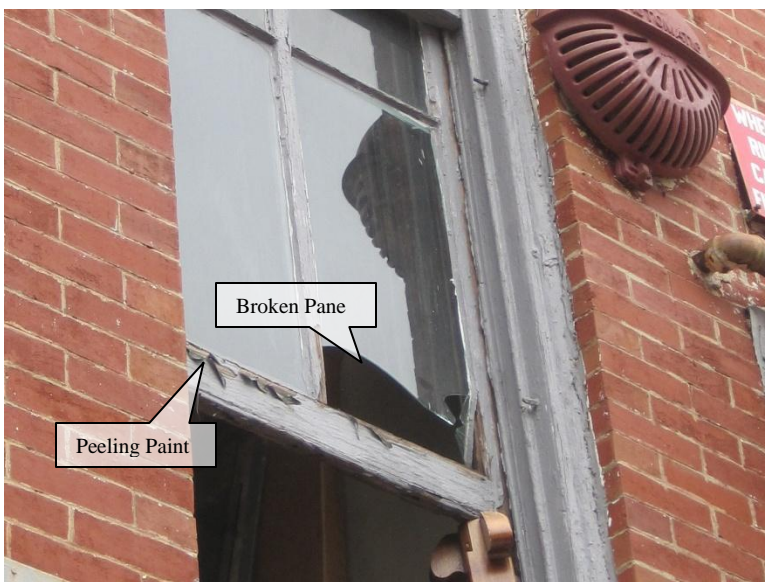


Figure 65. Exterior: peeling paint and broken pane on second floor east window.



Figure 66. Third Floor: deteriorated bottom rail of sash on middle window.



Figure 67. Third Floor: good condition of wood, paint, and glass on upper portions on west window.



Figure 68. Third Floor: closed off north wall window.



Figure 69. Exterior: sealed third floor north window.



Figure 70. Second Stair Landing: window opening sealed with wood boards.

Finishes

Floors

There is a different flooring type on each level of the building. The first floor is covered in a Berber carpet that has reached the end of its lifespan. The second floor is laid with vinyl tile, approximately half of which is missing. The third floor is in good condition with its original wood floor boards.

- The seams of the first floor carpet are separating and all of the edges are beginning to fray (Figure 71).
- On the first floor are two raised platforms, one under the windows and one in the bump-out. The platform under the windows is wood with a cracking and peeling paint finish. The raised step in the bump-out is covered in green and red vinyl tiles.
- The second floor has exposed plywood subflooring in approximately half of the space. The rest is covered in the same red and green vinyl tiles, with an additional layer of vinyl tiles on top in the southeast corner (Figure 72).
- The third floor has unfinished, random width wood flooring that is in good condition (Figure 73).



Figure 71. First Floor: worn carpeting.



Figure 72. Second Floor: plywood subflooring and two layers of vinyl tile.



Figure 73. Third Floor: random width wood floor boards.

Walls

The walls are composed of plaster laid over brick (Figure 74). In many locations, the paint is peeling off the walls. Damage to the plaster ranges from cracks and nail holes to buckling and missing plaster.

- Peeling paint is evident throughout the building, but is concentrated on the north wall of the first floor, the west wall of the second floor, and the northeast corner of the second floor (Figure 75).
- Nail holes are scattered throughout the walls.
- On the first floor east wall the plaster is cracked and beginning to fall off the wall where a metal bar is coming through. On the second floor, the plaster is missing between the west window trim and west wall (Figure 76).
- Along the east wall of the second floor, the plaster has buckled and pulled away; some of it has fallen off (Figure 78).
- On the third floor, much of the plaster is missing on the east wall (Figure 79).
- On the third floor, there are two cracks in the plaster between the windows on the south wall (Figure 80).



Figure 74. Third Floor: plaster laid over brick.



Figure 75. First Floor: peeling paint on north and west walls.

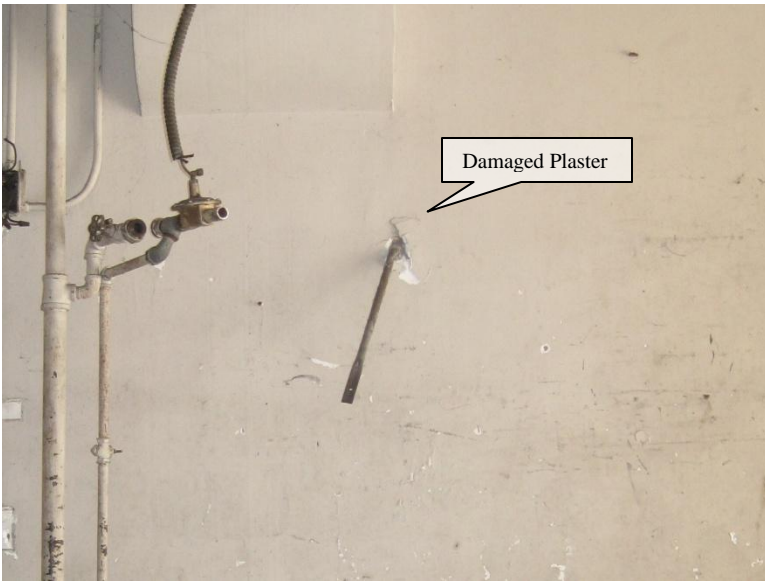


Figure 76. First Floor: damage to plaster on east wall.



Figure 77. Second Floor: missing plaster on south wall.

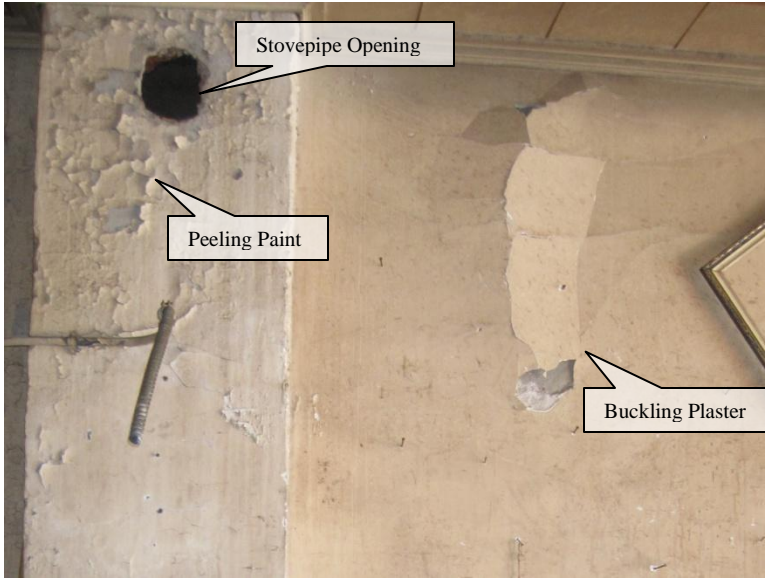


Figure 78. Second Floor: plaster pulling away and peeling paint on east wall.



Figure 79. Third Floor: missing plaster on east wall.



Figure 80. Third Floor: cracks in plaster on south wall.

Ceilings

The ceilings on each floor are in poor condition. Both the first and second floor ceilings are covered with a square tile system that is falling apart. On the third floor, the ceiling is wood lath and plaster with damage in multiple locations.

- The square ceiling tile system on the first and second floors is falling off or already missing in large patches (Figure 81 and Figure 82).
- There are a number of plywood patches on the third floor, particularly along the east and north walls. Both the plywood and plaster surrounding it show water stains. In two locations along the east wall, the lath is exposed near areas of water damage (Figures 83-85).
- On the third floor, the keys have broken and the plaster has fallen from the ceiling revealing the lath in a large area in the center of the ceiling (Figure 86 and Figure 87).
- The wood beam on the third floor has cracked and peeling paint.



Figure 81. First Floor: ceiling tiles falling down.



Figure 82. Second Floor: missing ceiling tiles.



Figure 83. Third Floor: water damage and plywood patches on plaster ceiling.

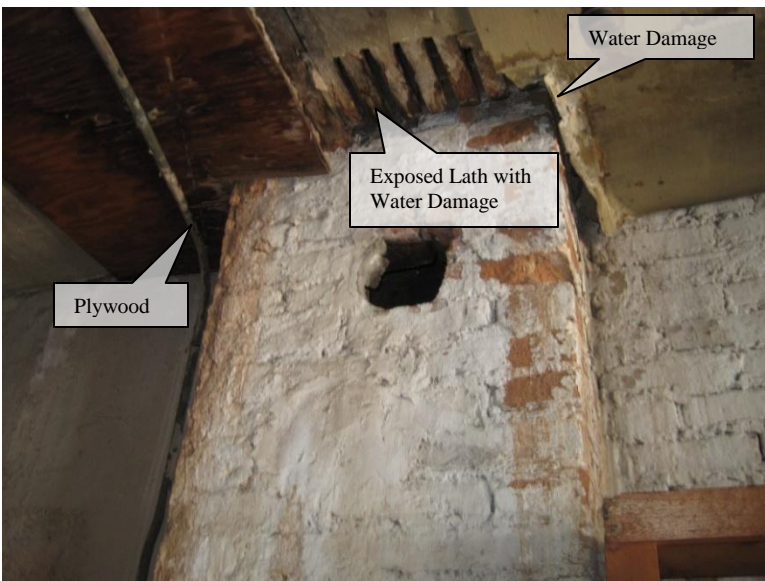


Figure 84. Third Floor: water damage to the plaster, lath, and plywood near east wall.



Figure 85. Third Floor: water damage and plywood patching.



Figure 86. Third Floor: fallen plaster.

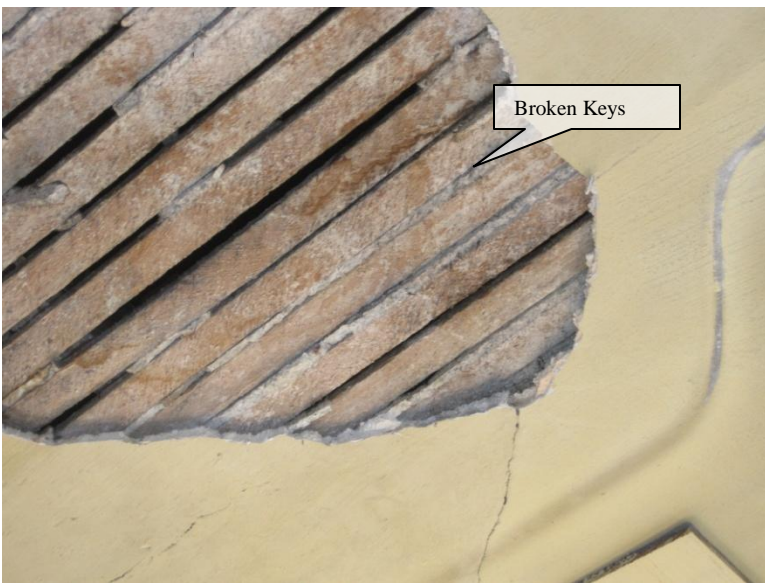


Figure 87. Third Floor: broken plaster keys.

Roof

Access to the flat EPDM roof was limited, but it appears to be in good condition (Figure 88). It will require further investigation, with particular attention paid to the roof's potential connection to the leak on the third floor.



Figure 88. Exterior: flat roof.

Systems

There are only portions remaining of the mechanical and electrical systems in 1428, and much of what remains is in poor condition. Because the building will require new systems in the future, very careful consideration should be given to the design of those elements and the protection of the structure's historic features.

- Historically, the building was heated by stoves, as indicated by the stovepipe openings in the flue on all three floors. Most recently, there were three gas-powered, ceiling hung unit heaters – one on each floor. Though the unit heaters have been removed, there are still two capped off gas pipes and the remains of a thermostat and switch on each floor (Figure 89). One unit heater still exists in the portion of the larger building directly behind 1428 (Figure 90).
- There are outlets, light switches, and ceiling electrical boxes on all three floors. Some have surface mounted boxes and conduit and some are flush with the wall. There are many loose wires and open boxes, as well as conduit runs pulling away from the ceiling or wall.
- There is a water powered fire alarm bell in the southeast corner of the second floor. The water pipe and turbine are on the interior; the bell is on the exterior (Figure 91).
- There are a series of pipes suspended from the ceiling on all three floors and connected to each other by a vertical pipe on the west wall. This vertical pipe has been cut off just below the first floor ceiling (Figure 92). Though only

one sprinkler head is visible, in the third floor stairwell, it is likely the pipes are part of a sprinkler system that has been capped off (Figure 93).

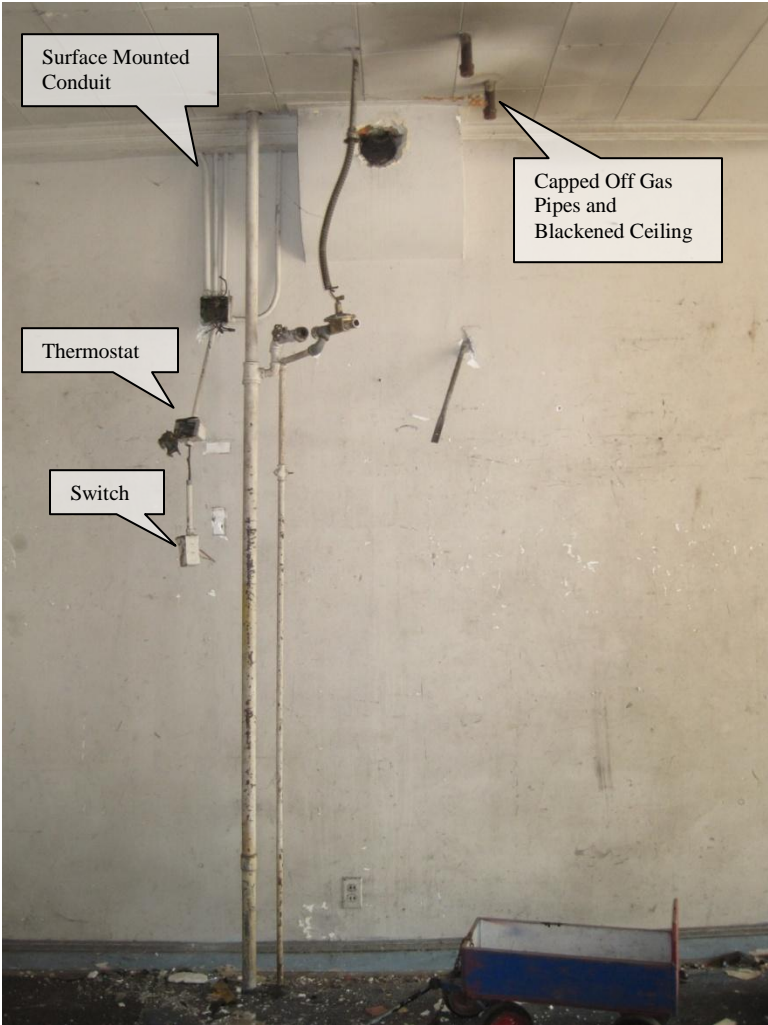


Figure 89. First Floor: remnants of unit heater.



Figure 90. First Floor: existing unit heater located in larger building directly behind 1428.

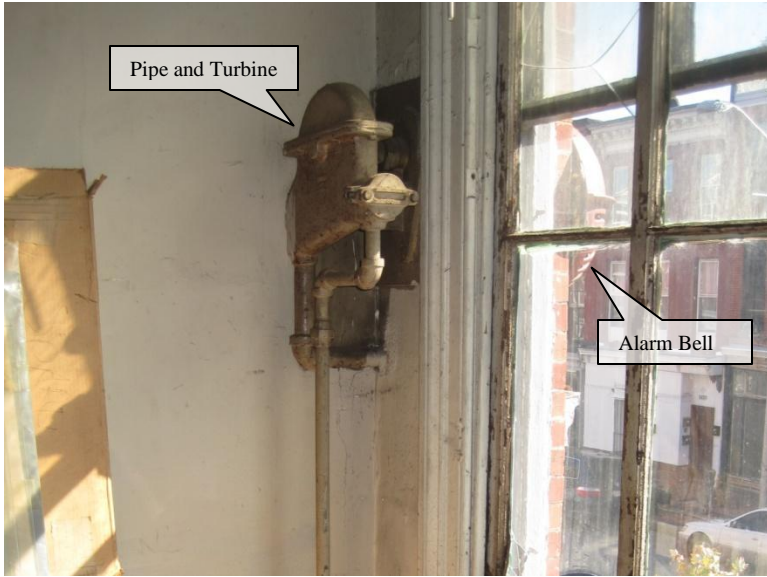


Figure 91. Second Floor: fire alarm bell.

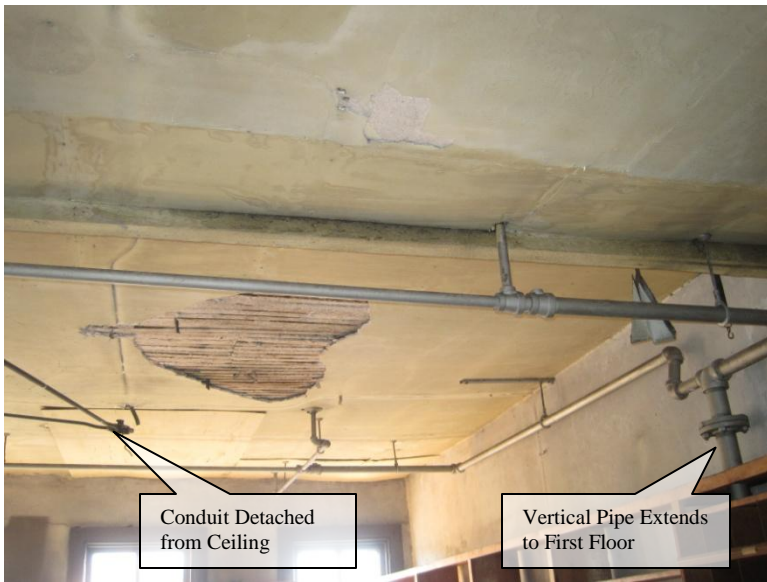


Figure 92. Third Floor: sprinkler system piping.

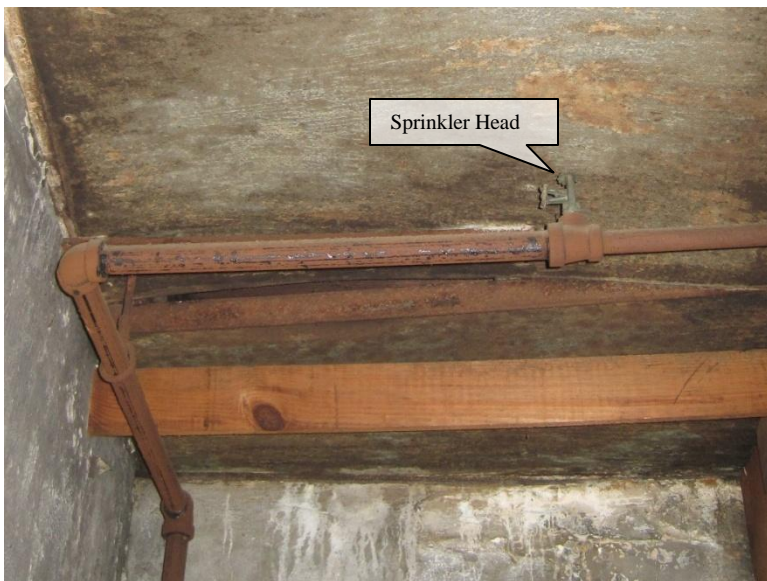


Figure 93. Third Floor: sprinkler head located in stairwell.

Existing Conditions Summary

The exterior masonry is in fair condition with a few cracked bricks and surface damage that does not appear to be an issue at present. The interior masonry is in good condition on the second floor, but poor condition on the third where a leak has caused water damage (Figure 96). The storefront has only isolated areas of cracking paint and rust, but the cornice is missing some of its decorative elements and has an opening underneath the overhang (Figure 94). On the interior, the stair is in poor condition with missing elements and much wear (Figure 95). The trim and the two interior doors also display signs of wear and areas of peeling paint. The entry door, which is not original, is missing the glass insert. The sash windows are original, but have some broken panes and deterioration of the bottom sashes. The storefront windows are in good condition, but all of the windows have peeling or alligatoring paint. The walls also have a great deal of peeling paint as well as areas of buckled or missing plaster. Both the floor and ceiling materials on the first and second floors are not original and are in poor condition. The original wood flooring and plaster ceiling on the third floor are in good and poor condition respectively. The water damage that has affected the masonry and plaster walls and ceiling on the third floor may be the result of a roof leak and should be investigated, although the roof appears to be in good condition (Figure 99). The systems that remain in the building are in poor condition and are missing many of their elements.

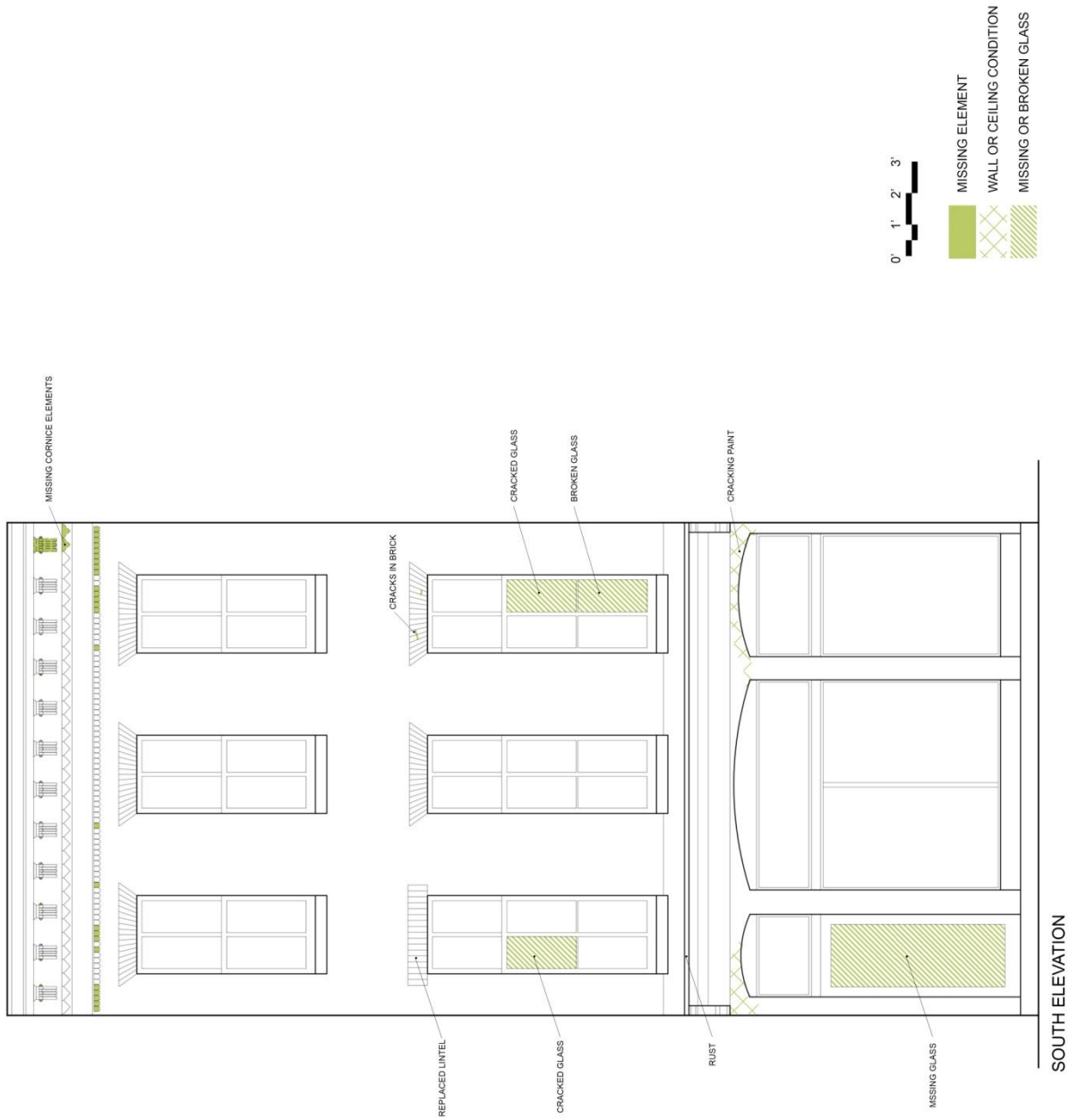


Figure 94. Annotated Conditions: South Exterior Elevation.

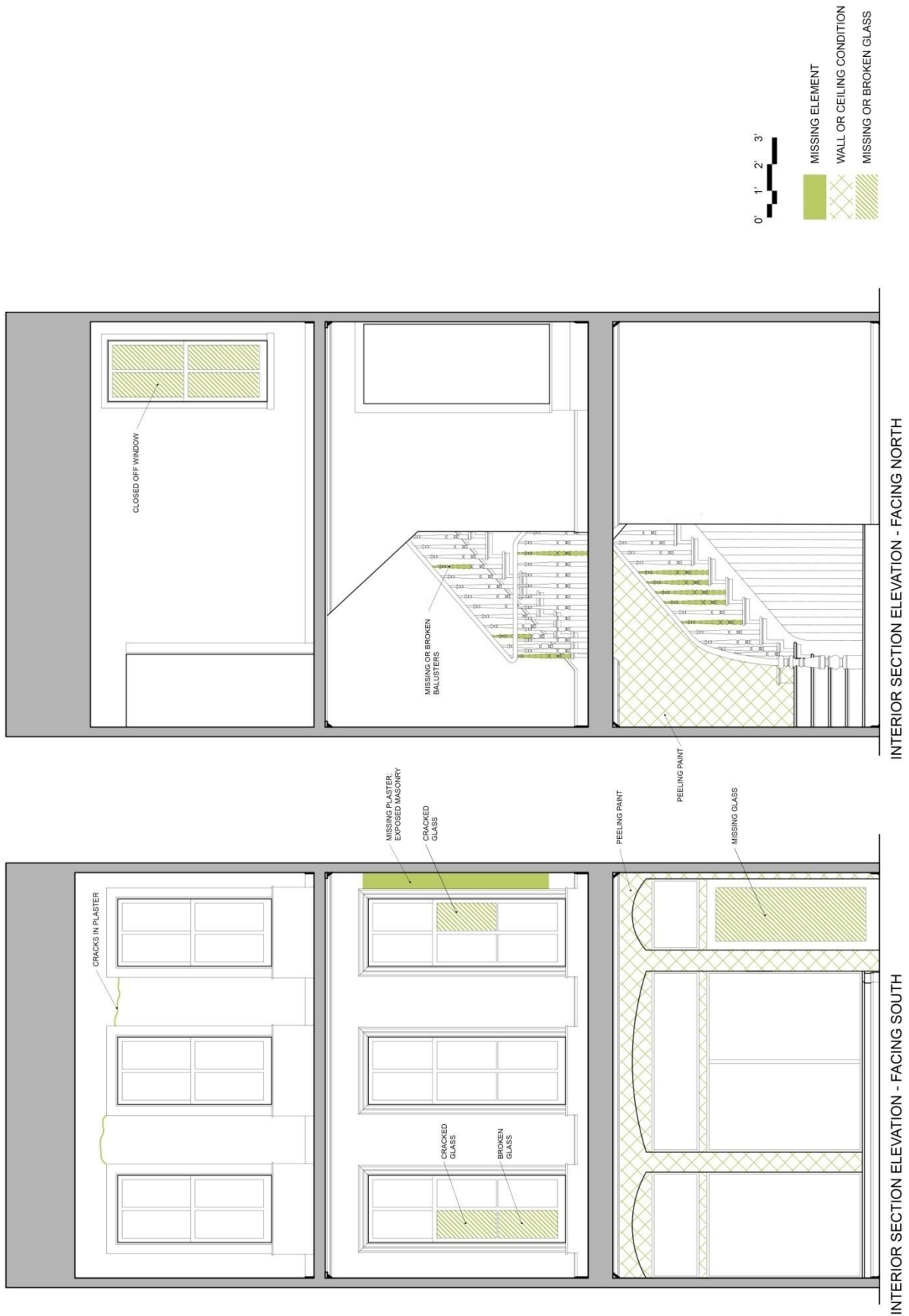


Figure 95. Annotated Conditions: South and North Interior Elevations.

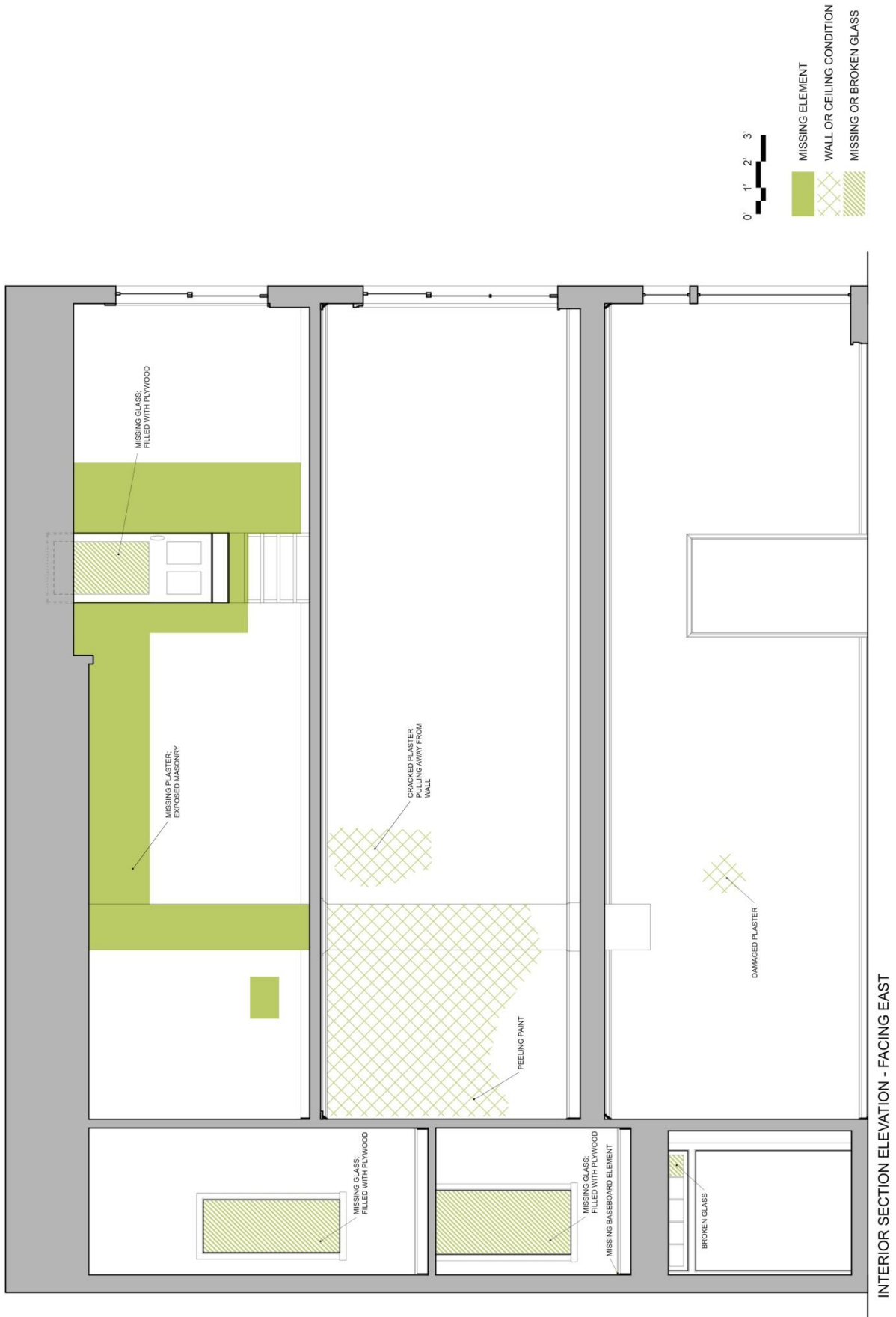


Figure 96. Annotated Conditions: East Interior Elevation.

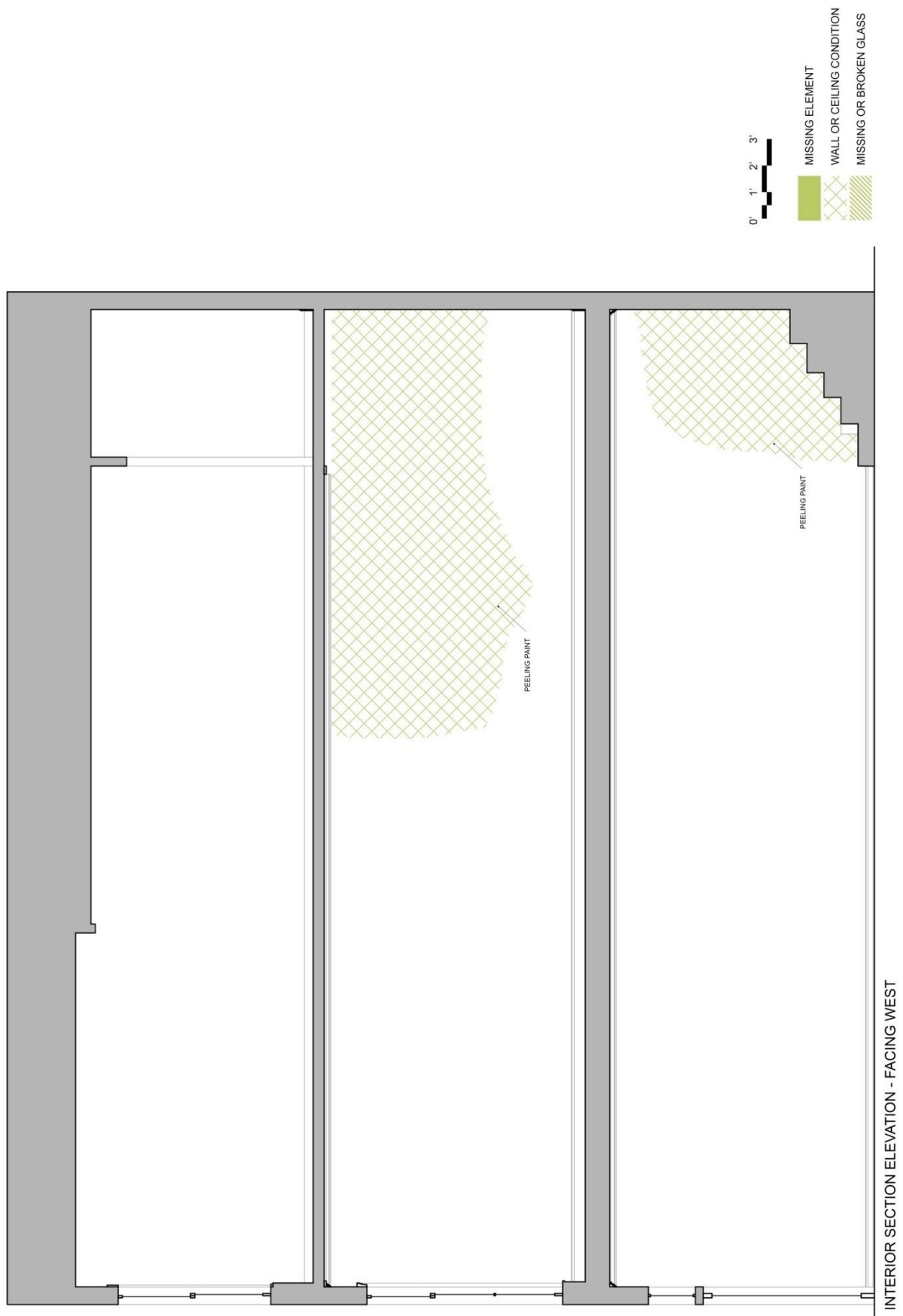


Figure 97. Annotated Conditions: West Interior Elevation.

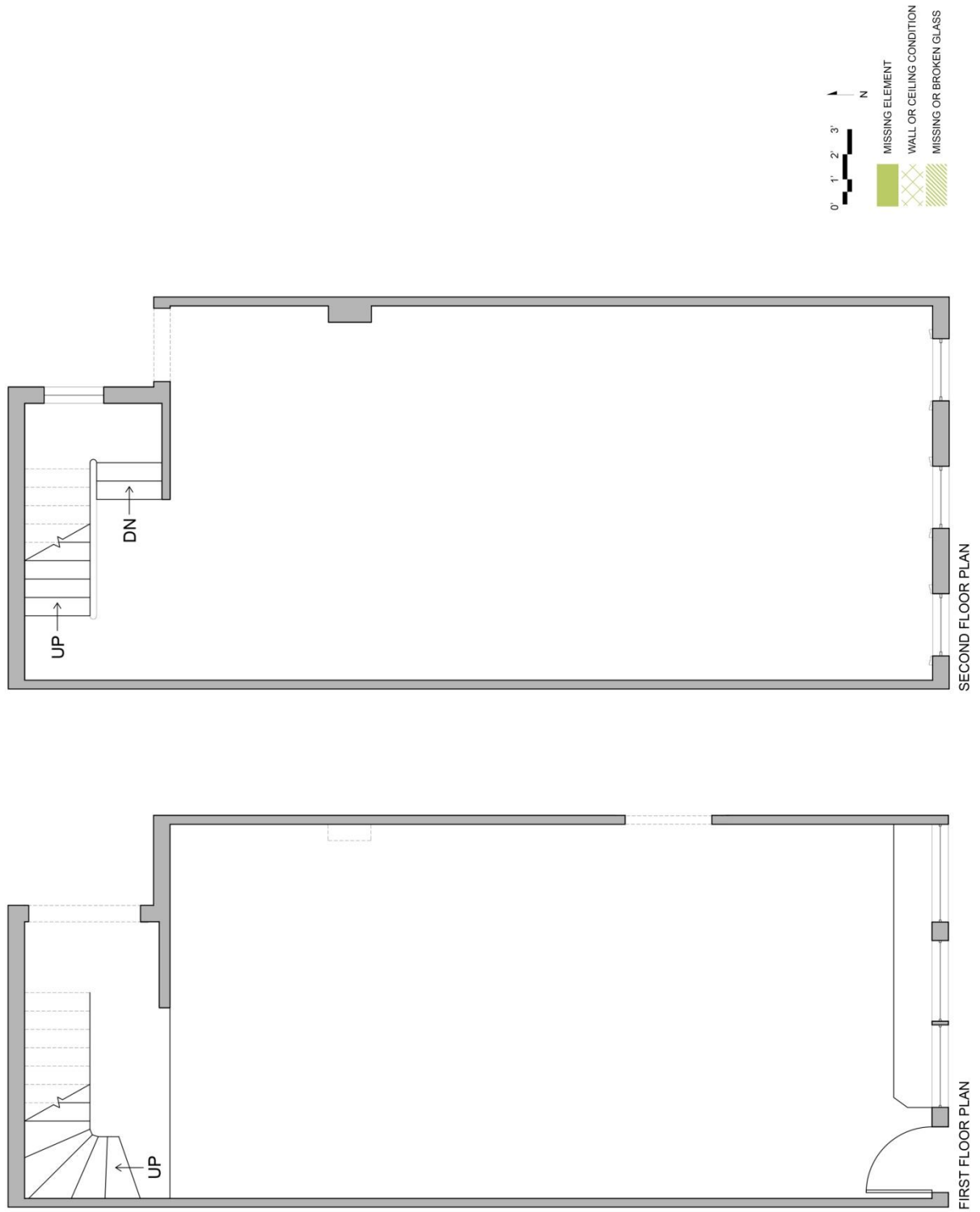


Figure 98. Annotated Conditions: First and Second Floor Plans.

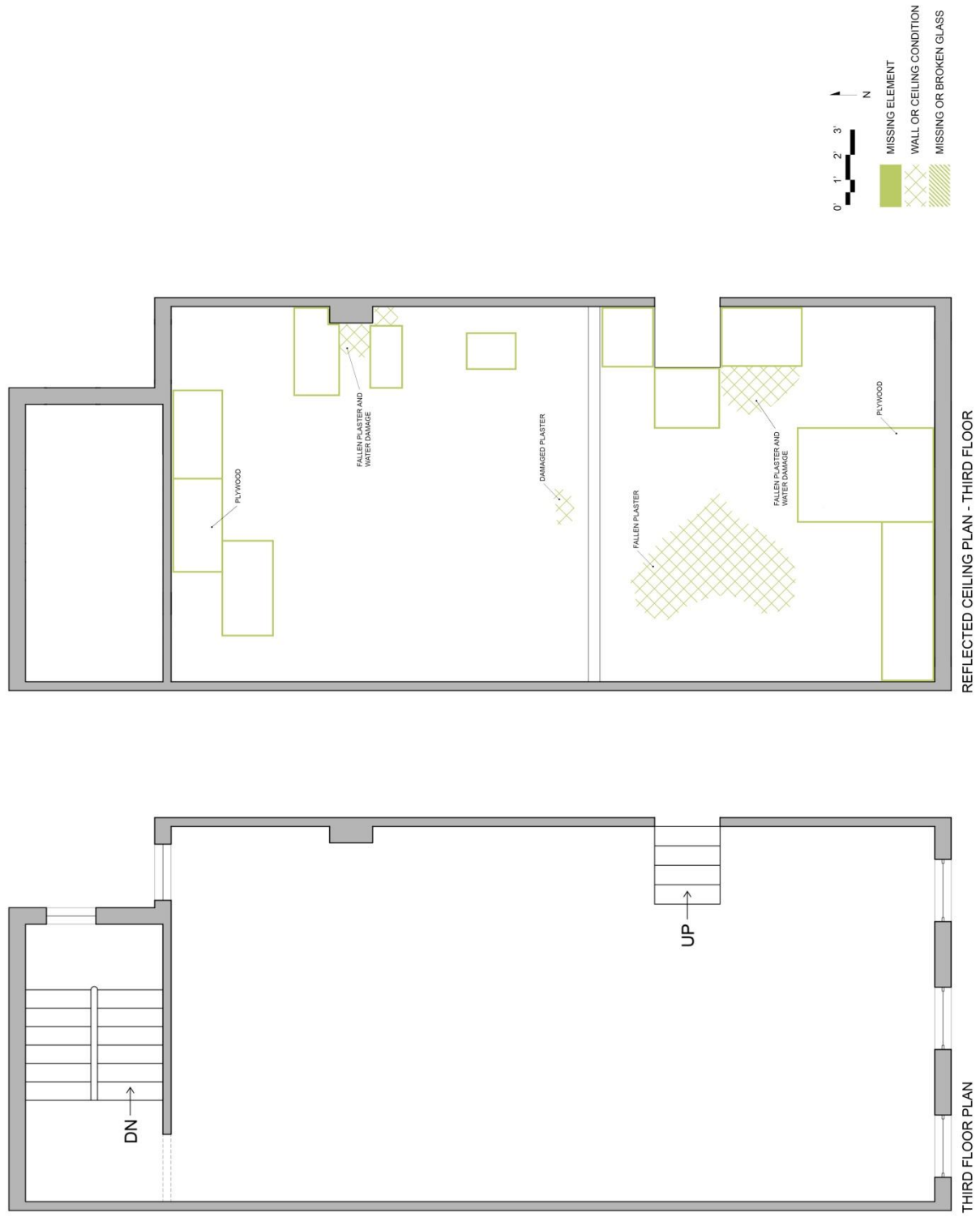


Figure 99. Annotated Conditions: Third Floor Plan and Reflected Ceiling Plan.

Chapter 4: Treatment Recommendations

Recommendations for treatment are determined by identifying and considering their potential impact on the building's significance. Significance and integrity form the basis for determining the building's character-defining features. The character-defining features are extremely important as their preservation is fundamental to most of the Secretary of the Interior's treatment approaches. Selection of a primary treatment approach is often determined by a building's future use or purpose and becomes the guiding philosophy for treatment recommendations. Finally, regulatory systems have a further influence on what can or cannot be done to a property. All of these elements have been taken into consideration in determining the treatment recommendations for the building at 1428 West Baltimore.

Significance and Integrity

The Ford Building is located in the Local (1970) and National (1983) Union Square – Hollins Market Historic District. Reflecting the development of urban America, the district is significant under Criterion A for communicating broad patterns of history and Criterion C for its architecture.³⁰ The Ford Building reflects not only the growth of the commercial corridor along West Baltimore Street, but also the rise of industry and manufacturing in the city as a whole and in the Southwest district in particular. The two parts of the structure further represent commercial building design in Baltimore in the late nineteenth and early twentieth centuries, and demonstrate its flexibility to adapt to changing conditions. For this reason the entire

³⁰ Hoff, *Union Square*, 10.

building, as completed between 1914 and 1929, will be considered significant for the purpose of analyzing its integrity.

The structure meets all seven aspects of integrity required for listing on the National Register of Historic Places: location, setting, design, materials, workmanship, feeling, and association.³¹ The building is in its original location, and its setting among the commercial structures of West Baltimore Street is largely intact, maintaining its turn of the century character. The evolution of the design over time has a significance and integrity in its own right, and it should also be noted that each successive addition expanded the building with minimal change to the existing fabric. This has left much of the fabric making up the character defining features intact, making evident the structure's workmanship. These five aspects work together to convey the integrity of feeling and association the building has with its history.

Character-Defining Features

Character-defining features are those physical elements of a building that comprise its distinguishing appearance and feel. This includes the overall shape of the building, its materials, craftsmanship, decorative details, and interior spaces and features. Damage or loss of character-defining features diminishes or destroys the historic character of the building as a whole, so caution should be exercised when considering alterations that would dramatically alter or damage these elements. Care should be taken to preserve the character-defining features as they provide the building with its visual historic identity. The character-defining features of 1428

³¹ "Integrity," National Park Service, United States Department of the Interior, accessed on February 5, 2015, http://www.nps.gov/nr/publications/bulletins/nrb34/nrb34_8.htm.

West Baltimore Street are as follows:

Exterior

- Form of the building in a city block
- Running bond brick with jack arches above the windows
- Wood windows
- Cornice
- Storefront

Interior

- Unaltered open floor plan
- Stair
- Baseboard, door, and window trim
- Wood doors
- Wood flooring (3rd Floor)

Primary Treatment Approach

The Secretary of the Interior's *Standards for the Treatment of Historic Properties* defines four unique treatment philosophies for historic buildings. The selection of one of these types as the primary treatment approach is critical to guiding recommendations for the building. The four approaches are as follows:

1. *Preservation* places emphasis on retaining the historic fabric as a whole, acknowledging additions and changes to the building over time. The property's form, materials, and integrity are preserved through conservation, maintenance, and repair.

2. *Rehabilitation* allows a greater degree of flexibility than preservation. The building may be adapted for a compatible new use while maintaining its character-defining features.
3. *Restoration* returns a property to a specific period in time, which informs the removal of features from later periods and the reconstruction of missing features.
4. *Reconstruction* is used to recreate a structure that is no longer extant based on historical research.³²

A rehabilitation based approach is the most appropriate to adopt for the Ford Building. It maintains the form, materials, and features that give the structure its character, while allowing the building to be adapted to modern needs. The best form of preservation along West Baltimore Street, where vacancy is high, is for the buildings to have continued use. For this reason, some of the treatment recommendations have been provided with an alternative option that may make rehabilitation more economically feasible while still preserving the overall character and feel of the building. A philosophy of adaptability that maintains a respect for the past is consistent with the building's evolution.

³² "Four Approaches to the Treatment of Historic Properties," *Technical Preservation Services*, National Park Service, United States Department of the Interior, accessed February 6, 2015, <http://www.nps.gov/tps/standards/four-treatments.htm>.

Regulatory Systems

There are two regulatory systems in the city of Baltimore, whose property designations should be taken into account prior to proceeding with a project: the Commission for Historical and Architectural Preservation (CHAP) and the requirements of the city Zoning Ordinance. The Ford Building is currently zoned in Community Business District B-2-3; in the new Zoning Code currently being proposed, the property will be in Neighborhood Business Zoning District C-1.³³ Under either designation a mix of commercial and residential uses is permitted. As with all ordinances and regulations, research should be done at the onset of a project to ensure that the most up to date information is taken into account. Since the Ford Building is a resource in a local historic district, proposed changes to the exterior only must be approved by CHAP and comply with the *Baltimore City Historic Preservation Procedures and Design Guidelines*. The staff at CHAP can provide guidance through this process. These two ordinances are not the exclusive regulations governing a project and an analysis of other applicable local, state, and national regulations should be completed, including the Maryland Building Codes and Americans with Disabilities Act.

³³ “Information Technology / Enterprise Geographic Information Services / Zoning Map,” Baltimore City, accessed on February 5, 2015, <http://archive.baltimorecity.gov/OfficeoftheMayor/MayoralOffices/InformationTechnology/EnterpriseGeographicInformationServices/ZoningMap.aspx>.
“Zoning Legislation: Text & Maps,” Baltimore City, accessed on February 5, 2015, <http://www.rewritebaltimore.org/downloadables.html>.

General Treatment Recommendations

The treatment recommendations herein have been developed based on the analysis of the existing conditions and with reference to the guidelines set forth in the *The Secretary of the Interior's Standards for Rehabilitation* and the *Baltimore City Historic Preservation Procedures and Design Guidelines*. The following are general recommendations that apply to all work in the building:

- Testing for hazardous materials should be completed before any work begins. If found, hazardous materials should be addressed in accordance with the applicable laws and codes.
- Ensure that any underlying problems are resolved before proceeding to each individual task.
- Use the gentlest means possible when cleaning existing materials to avoid damage to the historic fabric. Test all cleaning methods in a discrete location before applying to the entire area. The use of blow torches or sand blasting is not permitted for any task.
- Work should be completed by craftspeople experienced in the restoration of historic structures.

Masonry

Exterior

Repair Cracked Bricks

According to *The Secretary of the Interior's Standards*, historic features should be repaired rather than replaced whenever possible.³⁴ Because the cracks are narrow, they can be filled with a mortar of the same strength, composition, and color as the existing mortar on the façade. A similar approach has been used to repair previous cracks, and it allows the original bricks to be maintained with the building instead of replaced.

Reconstruct Jack Arch (Optional)

Because the original jack arch over the second floor west window was replaced over thirty years ago, it is not necessary to restore it under a rehabilitation approach. If the owner chooses, however, this could be an isolated element that receives a restoration based treatment. This would involve carefully removing the existing soldier course lintel and replacing it with a jack arch of the same material, color, size, and pattern of the arches above the other second floor windows. Care should be taken to retain as much of the surrounding brick as possible during the process.

Monitor Damaged Brick

Although there are no signs of water infiltration in the damaged brick, the

³⁴ U.S. Department of the Interior, *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* (Washington, DC: 1990), 6.

wall should be monitored for future indications of water infiltration or damage. In winter, the accumulation of brick dust or flakes at the base of the wall is an indication of ice or frost acting on wet brickwork.³⁵ If this occurs, careful consideration of treatment options and consultation with a mason knowledgeable in historic masonry should occur before proceeding.

Interior

Before commencing any of the following items, the underlying issue causing the water damage should be fully addressed (See “Roof”).

Replace Bricks

Two bricks on the third floor have deteriorated beyond the point of repair and should be replaced. The bricks in question should be carefully removed, without damage to the surrounding bricks, and replaced in-kind with bricks of the same size and strength.

Alternative: Since the masonry will be covered by the final wall finish, the bricks may be replaced with another compatible solid material.

Repoint

Repointing should be carried out only where the mortar is missing or deteriorated on the third floor east wall. The new mortar should match the composition and strength of that existing.

³⁵ Martin E. Weaver and F.G. Matero, *Conserving Buildings: Guide to Techniques and Materials* (New York: Preservation Press, 1997), 109.

Wood

Storefront

Repaint

Paint is a protective coating, and when it begins to fail the material beneath is exposed to potential damage from water infiltration. Repainting and maintaining this finish is a simple way to continue that protection. To prepare for painting, both the peeling paint and rust should be addressed. Any loose or peeling paint should be removed by scraping with a putty knife or brush and then sanded to create a smooth surface. Flat boards may be hand or mechanically sanded, but detailed items should be hand sanded only. The flashing should also be hand or mechanically sanded to remove the rust on the surface. The entire storefront should then be primed, using a rust-resistant primer on the flashing, and painted.

Cornice

Repair East Corner

The east corner of the cornice should be investigated more thoroughly to determine the exact condition and any underlying problems or causes. Once the condition is more fully understood, the appropriate repairs should be made to eliminate the gap.

Replace Missing Elements

The missing modillion, dentils, and other decorative elements of the cornice should be replicated and reinstalled using the same materials and design as the

existing features. Where only a piece of a larger element is missing, such as the scrolls on the sides of the modillions, only that piece should be replaced, leaving the existing portion of the modillion intact.

Repaint

Loose or peeling paint should be removed with a putty knife or brush and then hand sanded to create a smooth surface. The cornice should then be primed and painted. Care should be taken that the paint is not applied so thickly that it obscures the details of the features.

Stair

Restore Access to Third Floor

Remove the temporary plywood blocking access to the third floor from the stair. Care should be taken not to damage the plaster or the stair during this work.

Clean

Surfaces should be wiped with a soft cloth to remove loose dust and dirt. The area should then be cleaned with a soft bristle brush and water. If water alone is not sufficient, detergent may be added. Because areas of the stair are not protected by paint, the water should not be allowed to sit on the wood and should be dried off with a clean cloth before moving to the next section of stair.

Repair and Replace Balusters

Six balusters are missing and should be replaced; another four are broken with only part of the baluster remaining and should be repaired. Balusters that are completely gone should be replaced in-kind, replicating the size, shape, and material of the existing balusters. Where portions of broken balusters remain, they should be retained wherever possible. Missing portions should be replicated and joined to the surviving pieces.

Alternative: Broken balusters may be fully replaced instead of joined with new pieces.

Alternative: Many baluster profiles are available online as stock items. The balusters may also be replaced with a stock baluster similar in profile to the existing. Efforts should be made to select a design as similar to the original as possible.

Repair Stair Nosings

Stair nosings that have broken off should be repaired. Since the original pieces are missing, they should be replicated and replaced in-kind.

Repaint

The balusters, newel, and handrail should all be sanded by hand to smooth the surfaces and prepare for a new finish. The same should also be done for the stairs, with the added option of mechanical sanding as needed. Loose or peeling paint on the wall below should be scraped with a putty knife or brush and then hand

or mechanically sanded. All of the above should then be primed and painted.

Trim

Clean

Surfaces should be wiped with a soft cloth to remove loose dust and dirt. The trim should then be cleaned with a soft bristle brush and water. If water alone is not sufficient, detergent may be added. Because areas of the trim are not protected by paint, the water should not be allowed to sit on the wood and should be dried off with a clean cloth before moving to the next section.

Repair

Where elements of the trim are missing, as on the first stair landing, they should be replaced in-kind. Large holes or gouges should be patched with wood filler and sanded smooth. Minor wear is inevitable over time and can be accepted as part of the character of a historic building.

Repaint

Prior to painting, all loose or peeling paint should be removed with a putty knife or brush, after which the trim should be hand sanded to create a smooth surface. The trim should then be primed and repainted.

Openings

Doors

Entry Door – Repair or Replace

The ground floor entry door is not historic, but the style is appropriate for a commercial storefront. The door can therefore be repaired, by installing new glass and priming and painting the metal, or it can be replaced. If replaced, the new door should be sized to fit the opening and match the full-glass design of the existing.

Clean

Surfaces should first be wiped with a soft cloth to remove loose dust and dirt. The door should then be cleaned with a soft bristle brush and water. If water alone is not sufficient, detergent may be added. Because areas of the doors are not protected by paint, the water should not be allowed to sit on the wood and should be dried off with a clean cloth before moving to the next section.

Repaint

On the wood doors, holes should be patched with wood filler and sanded smooth. Because the paint has alligatored on the third floor door, it should be scraped and sanded until all the paint is removed or the surface is smooth. The first floor door has only small patches of missing paint which should be sanded smooth. Both doors should then be primed and painted.

Replace Glass

Remove the plywood from the third floor door and replace with appropriate glass.

Windows

Replace Broken Glass

Window panes that are cracked or broken should be replaced with plate glass of the same size and thickness. Storm windows may also be added for additional insulation and energy efficiency.³⁶

Remove Paint from Glass

The paint should be removed from the glass in the transom on the first floor below the stairs. A mixture of warm water and dish soap should be applied to the glass to prevent scratching, and a razor blade should be used to gently scrape off the paint.

Repair

Where members of the sashes have deteriorated, they should be stabilized by consolidation. Consolidation involves the use of semi-rigid epoxies that saturate the deteriorated wood and then harden. After consolidation, the damaged area should be

³⁶ “Storm Windows,” Energy.gov, last modified June 18, 2012, <http://energy.gov/energysaver/articles/storm-windows>.

filled in with a semi-rigid epoxy patching compound and sanded smooth.³⁷

Repaint

For single-hung windows, the sash should be removed from the frame and repairs completed prior to painting. When work is not occurring or in inclement weather, the window opening should be covered with a polyethylene sheet. To prepare for painting, alligatoring and peeling paint should be scraped with a putty knife or brush and hand sanded to create a smooth surface. The windows can then be primed and painted. After the paint has cured on both the sash and the frame, the sash can be reinstalled.

Retain Stair Window Openings

Because they are part of the original design and character of the building, the window openings in the stairwell should be retained even though the windows are no longer there. If the owner chooses to replace them in the future, creating a window between interior spaces, design cues should be taken from the existing windows in the building.

Retain Third Floor North Window

As it is part of the original design and character of the building, the window that has been closed off on the third floor should be retained. If the owner chooses to reopen this window in the future, care should be taken when removing the exterior

³⁷ John H. Myers, *Preservation Briefs 9: The Repair of Historic Wooden Windows* (Washington, DC: National Park Service, U.S. Department of the Interior, 1981), accessed on February 24, 2015, <http://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm>.

stucco to preserve the existing window.

Finishes

Floors

Repaint Platform Below Storefront

Prior to painting, all loose or peeling paint should be removed with a putty knife or brush, after which the wood should be hand sanded to create a smooth surface. The platform should then be primed and repainted.

Replace Floors (1st and 2nd)

The flooring on the first and second floors should be replaced. Since neither floor is original, the rehabilitation approach allows for some flexibility in the choice of replacement. The new flooring material should be compatible with the future use of the building and it should not damage or obscure any character-defining features, including the baseboard trim.

Although it does not appear to exist, if in the process of removal the original flooring is found beneath the first or second floor coverings, the appropriate steps should be taken to preserve it.

Clean (3rd)

The wood flooring should be swept to remove surface dirt and dust and then wiped with a clean cloth dampened with mineral spirits. Water or other floor cleaners should not be used unless the product specifically states it can be applied to

unfinished wood flooring. Products should always be tested in an inconspicuous location before applying to the entire space.

Walls

Before commencing any of the following items, any underlying issues causing damage to the plaster should be fully addressed (See “Roof”).

Repair Detached Plaster

The detached plaster on the first and second floors should be repaired. All of the detached and loose plaster should be removed. This will provide an opportunity to examine the masonry underneath and address any underlying causes. Depending on the material selected, three coats of plaster – scratch coat, brown coat, and finish coat – may then be applied to patch the wall. A plasterer familiar with historic structures should determine if lime or gypsum plaster should be used.

Alternative: Instead of replastering, missing plaster may be replaced with drywall or another smooth wall finish material.

Repair Cracked Plaster

Hairline cracks in the plaster should be filled with a patching compound. The patching compound should be feathered out during application and then sanded smooth after curing.³⁸

³⁸ Mary Lee MacDonald, *Preservation Briefs 21: Repairing Historic Flat Plaster Walls and Ceilings* (Washington, DC: National Park Service, U.S. Department of the Interior, 1989), accessed on February 25, 2015, <http://www.nps.gov/tps/how-to-preserve/briefs/21-flat-plaster.htm>.

Replaster

Replastering should be done where the original plaster is missing on the second and third floors. Depending on the material selected the plaster may be applied in three coats: scratch coat, brown coat, and finish coat. A plasterer familiar with historic structures should determine if lime or gypsum plaster should be used.³⁹

Alternative: Instead of replastering, missing plaster may be replaced with drywall or another smooth wall finish material.

Clean Walls

Surfaces should be wiped with a soft cloth to remove loose dust and dirt. The walls should then be cleaned with a cloth or soft bristle brush and water. If water alone is not sufficient, detergent may be added. The water should not be allowed to sit on the walls and should be dried off with a clean cloth before moving to the next section

Repaint

Prior to painting, all repairs and cleaning should be complete. Loose paint should be removed with a putty knife. The walls should then be gently hand sanded to create a smooth transition between areas of no paint and areas of well-adhered paint. The walls should then be primed and painted. The primer should be compatible with application over oil paint.⁴⁰

³⁹ Ibid.

⁴⁰ Sara B. Chase, *Preservation Brief 28: Painting Historic Interiors* (Washington, DC: National Park Service, U.S. Department of the Interior, 1992), accessed on February 25, 2015, <http://www.nps.gov/tps/how-to-preserve/briefs/28-painting-interiors.htm>.

Ceilings

Before commencing any of the following items, the underlying issue causing the water damage should be fully addressed (See “Roof”).

Replace Ceiling (1st and 2nd)

The tile ceilings on the first and second floors are not original and are falling down, and should be removed and replaced. It is not required that the new ceiling be composed of lath and plaster, but it should be a smooth finish with the feel and appearance of plaster. Drywall or a veneer plaster system are possible alternatives.

Repair Plaster (3rd)

The first step to repairing the plaster ceiling on the third floor should be to remove all of the plywood. A plasterer familiar with historic structures should be consulted about the extent of damage and needed replacement. The plaster around the holes should be examined; if the plaster is sound but the keys are broken, it can be reattached to the lath using flathead wood screws and plaster washers. If the plaster is deteriorating, it should be removed. All remnants of broken keys should also be removed from the lath before replastering. Metal lath should be fastened over the wood lath to strengthen the patch and provide more reliable keying. Prior to applying the scratch coat, the wood lath should be misted with water to prevent it from warping when the new plaster is applied. The three successive coats of plaster can then be applied: scratch coat, brown coat, and finish coat.⁴¹

Alternative: Instead of replastering, missing plaster may be replaced with

⁴¹ MacDonald, *Preservation Briefs 21*

drywall or another smooth ceiling finish material.

Repaint

All repairs should be complete prior to beginning painting. The peeling paint on the beam should be removed with a putty knife or brush and then hand or mechanically sanded. Once finished, the ceiling should be primed and painted. The primer should be compatible for use over oil-based paints.

Roof

Professional Inspection

The roof should be carefully inspected by a professional roofer or builder; in particular, the water damage on the third floor may be the result of a leak or improper flashing where the roof of 1428 meets the wall of 1426. Based on a bird's-eye view the roof appears to be in good condition, but this joint along the east wall was not visible. Any repairs found to be necessary on the roof should be completed before commencing interior work.

Structure

Professional Inspection

Based on the non-invasive investigation completed for this report, there are no visible signs of structural issues, however the building should be inspected by a structural engineer.

Systems

Replace Heating System

In order to make the building habitable and preserve the interior finishes, it will need a new heating system in the future. Because of its connection with 1420-1426, the systems could be part of a larger installation in the entire structure; alternatively, they could be individual units and zones as with the previous unit heaters. The utmost care should be taken in the design of these systems to preserve the character-defining features of the building. With the challenges of solid masonry walls, continuing to use a form of surface-mounted unit may be a viable solution. Installation of new elements should be completed in the least intrusive manner.

Code Compliance

All of the electrical, and any mechanical or plumbing systems that will remain in the building, should be made compliant with all applicable city and state building codes. The utmost care should be taken in designing any changes to these systems to preserve the character-defining features of the building. Any work or installation of new elements should be completed in the least intrusive manner.

Prioritized Tasks

The treatment recommendations are organized into three levels of priority based on how important each is to preventing further deterioration of the structure. Those related to sealing the building envelope and inspecting the structure should be completed as soon as possible and are listed as the first priority. Also of critical importance is establishing a regular maintenance plan to ensure the continued care and preservation of the building. The different levels are outlined below:

First Priority: Seal Building Envelope and Inspect Structure

- Inspect structure by structural engineer
- Make in-depth inspection of roof
- Identify and address cause of third floor water damage
- Close open exterior windows and doors
- Replace broken glass
- Repair or replace entry door
- Repair cracked brick

Second Priority: Address Elements of Major Deterioration

- Replace heating system
- Bring all electrical, mechanical, and plumbing systems up to code
- Repair cornice
- Replace missing elements
- Replace deteriorated brick

- Repoint brick
- Repair plaster
- Replace floor and ceiling

Third Priority: Address Elements of Minor Deterioration

- Clean
- Repaint

Chapter 5: Conclusion

The building at 1428 West Baltimore Street is an architecturally significant contribution to the Union Square – Hollins Market Historic District and a significant element of the historic commercial character of West Baltimore Street. The building possesses all seven aspects of integrity, but is in danger of losing those if it is allowed to continue deteriorating. This historic structure report has presented the existing conditions of the building alongside recommendations for its rehabilitation. The essence of the recommendations is to preserve those character-defining features of the structure while adapting it as necessary for future uses. In addition, the establishment of a regular maintenance plan is crucial to ensuring the on-going preservation of 1428 West Baltimore Street. The renderings below show what 1428 could look like after rehabilitation (Figures 100-103).



Figure 100. Before and After: first floor rendering.



Figure 101. Before and After: first floor rendering.

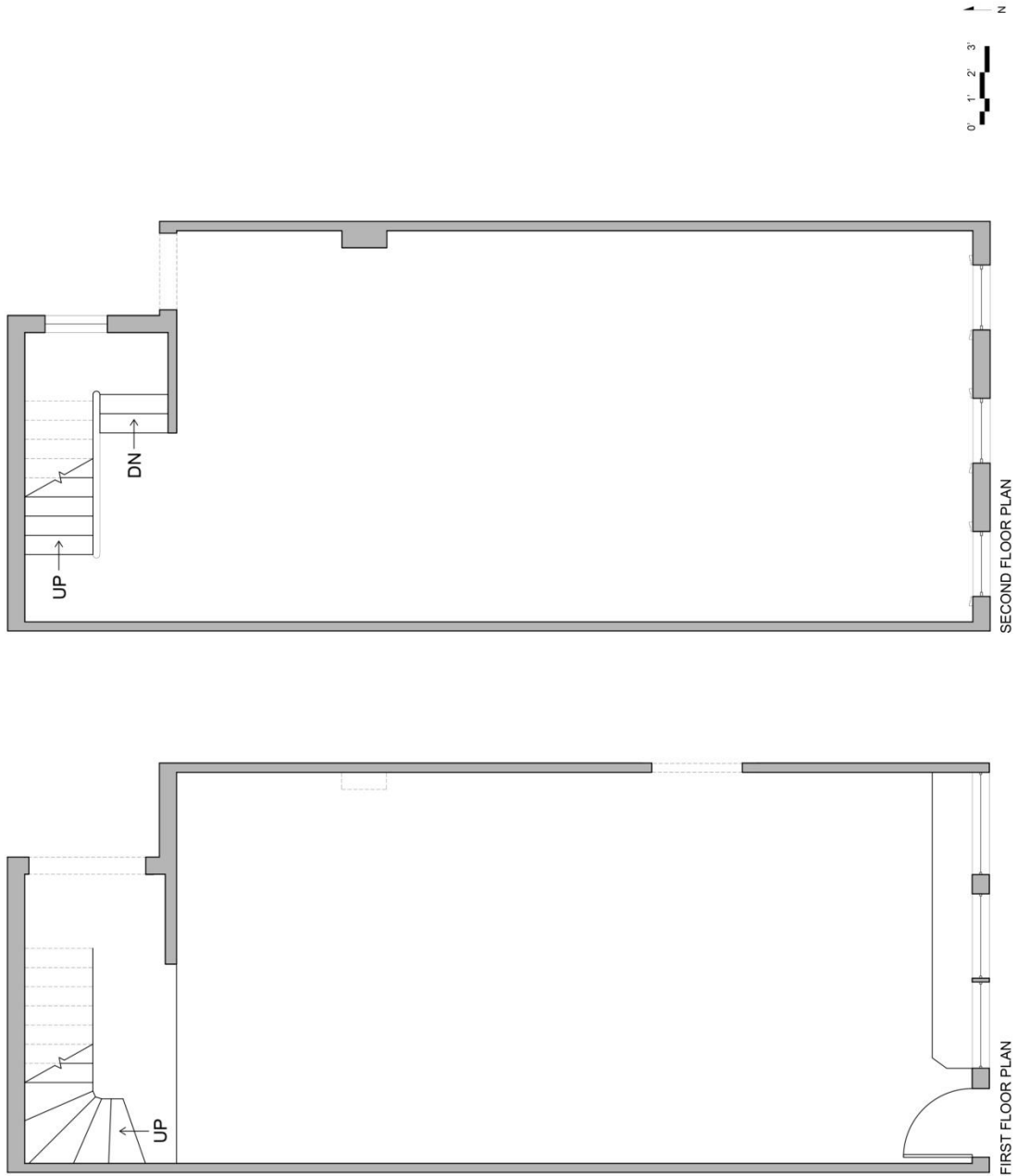


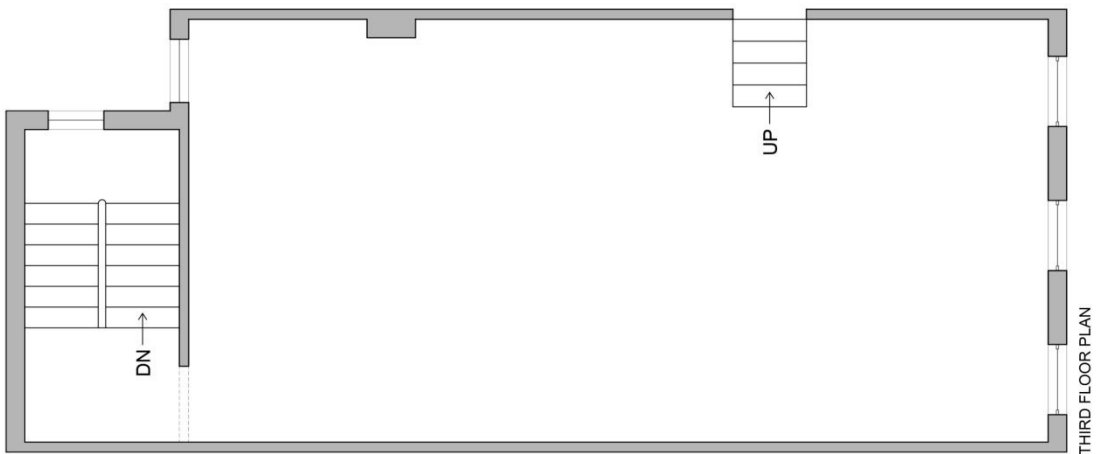
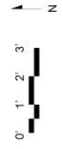
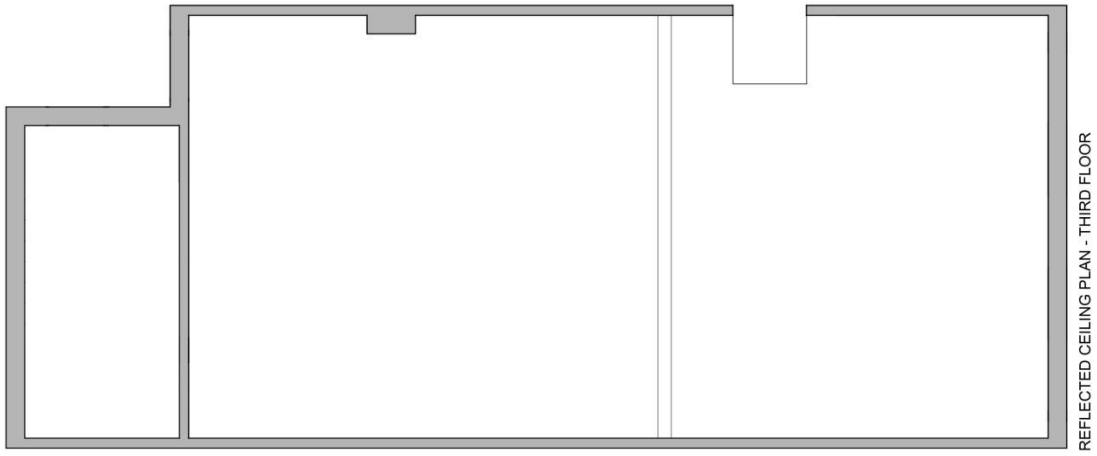
Figure 102. Before and After: second floor rendering.

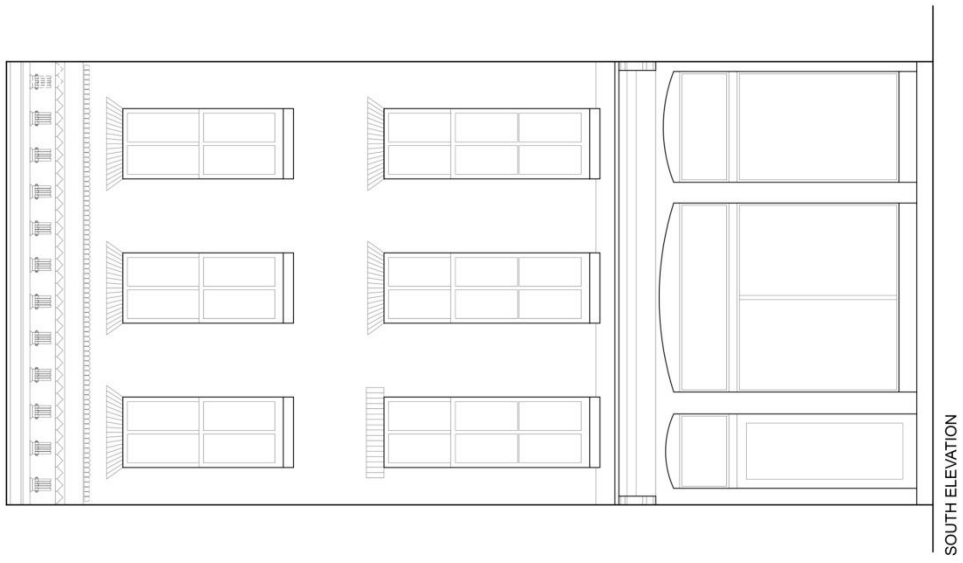


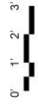
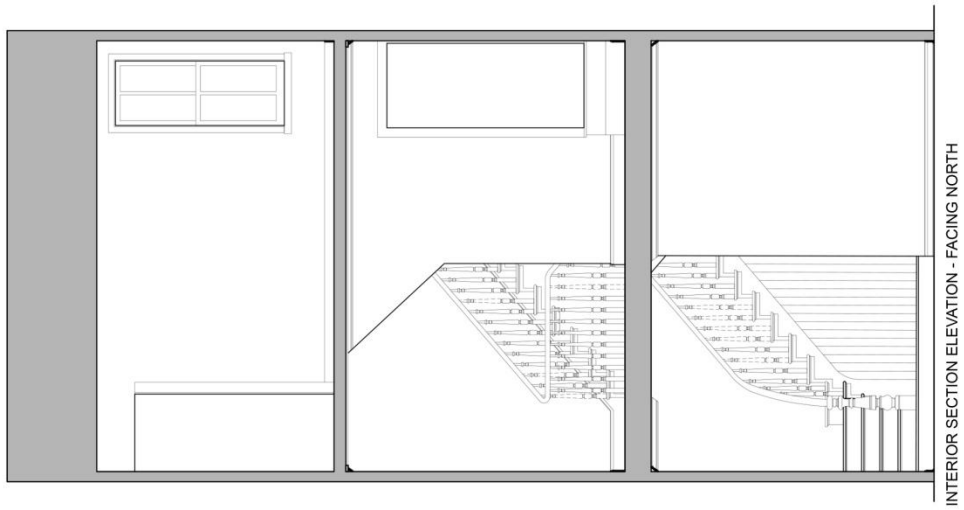
Figure 103. Before and After: third floor rendering.

Appendix: Building Drawings

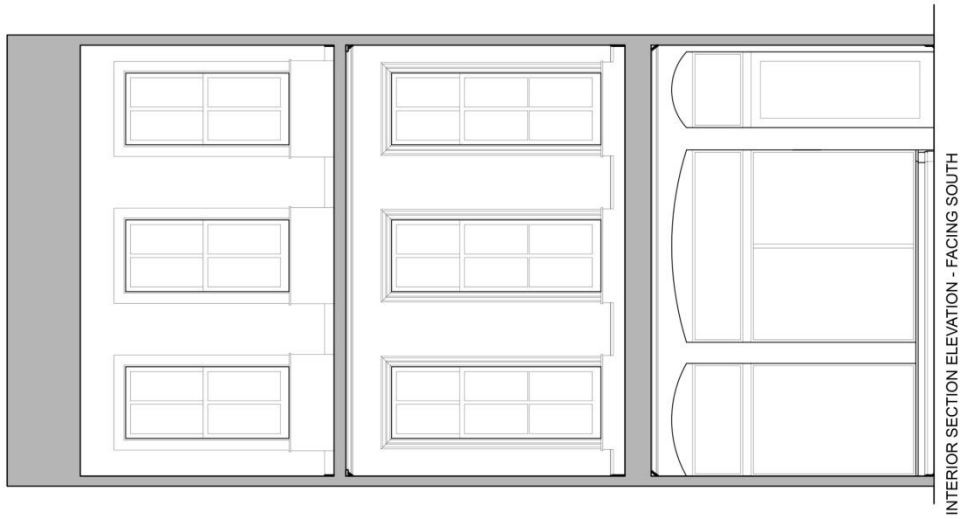




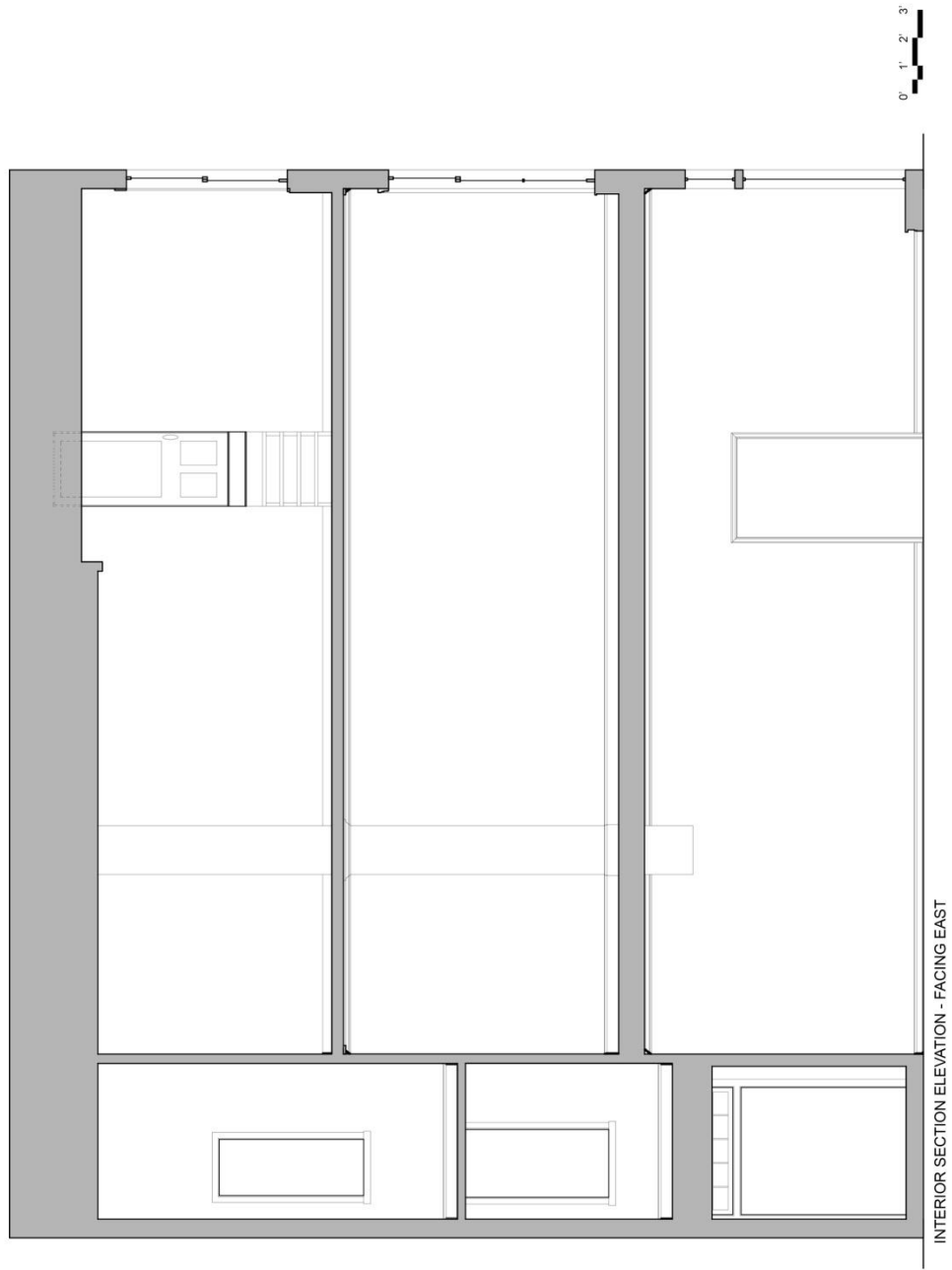


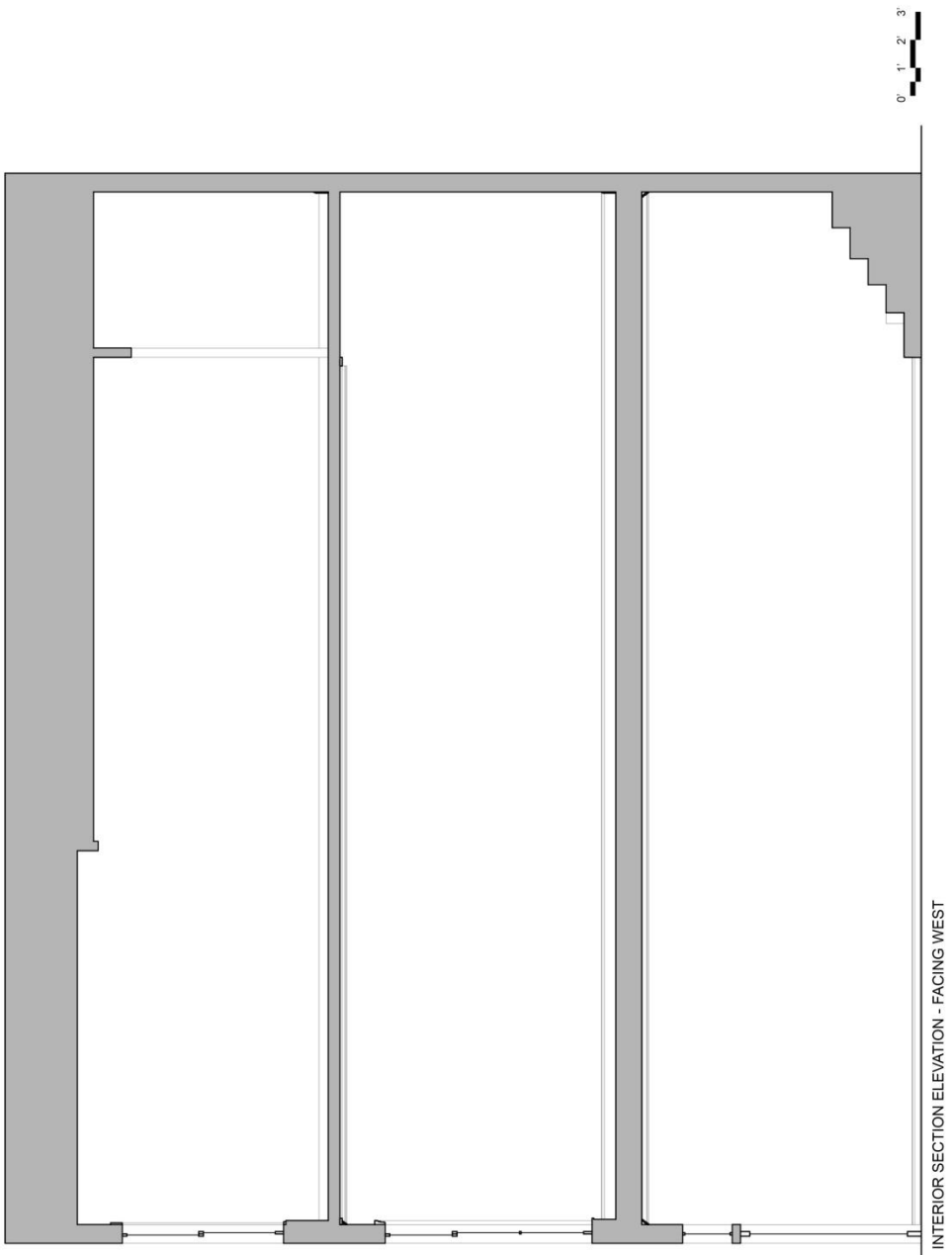


INTERIOR SECTION ELEVATION - FACING NORTH



INTERIOR SECTION ELEVATION - FACING SOUTH





Bibliography

- Baltimore City. *Liber FMC 6556 Folio 897*. May 26, 2005. www.mdlandrec.net.
- Baltimore City. *Liber FMC 9644 Folio 383*. May 29, 2007. www.mdlandred.net.
- Baltimore City. *Liber MLP 8125 Folio 191*. June 15, 1950. www.mdlandrec.net.
- Baltimore City. *Liber SCL 2778 Folio 511*. November 7, 1912. www.mdlandrec.net.
- Baltimore City. *Liber SEB 3178 Folio 534*. April 27, 1992. www.mdlandrec.net.
- Baltimore City Directory*. Baltimore, MD: R.L. Polk & Co., 1887.
- Baltimore Commission for Historical and Architectural Preservation. "1420 West Baltimore Street." A to Z Files.
- Chase, Sara B. *Preservation Briefs 28: Painting Historic Interiors*. Washington, DC: National Park Service, U.S. Department of the Interior, 1992. Accessed on February 25, 2015. <http://www.nps.gov/tps/how-to-preserve/briefs/28-painting-interiors.htm>.
- "Classified Ad 26." *The Baltimore Sun*. May 25, 1885. ProQuest Historical Newspapers: The Baltimore Sun.
- "Classified Ad 43." *The Baltimore Sun*. May 6, 1887. ProQuest Historical Newspapers: The Baltimore Sun.
- "Display Ad 67." *The Baltimore Sun*. May 10, 1960. ProQuest Historical Newspapers: The Baltimore Sun.
- "Fire Among Baby Carriages." *The Baltimore Sun*. March 9, 1910. ProQuest Historical Newspapers: The Baltimore Sun.

Hoff, Barbara. *Union Square-Hollins Market Historic District*. National Register of Historic Places Nomination Form, United States Department of the Interior, 1983.

“Information Technology / Enterprise Geographic Information Services / Zoning Map.” Baltimore City. Accessed on February 5, 2015.

<http://archive.baltimorecity.gov/OfficeoftheMayor/MayoralOffices/InformationTechnology/EnterpriseGeographicInformationServices/ZoningMap.aspx>.

“Integrity.” National Park Service, United States Department of the Interior.

Accessed on February 5, 2015.

http://www.nps.gov/nr/publications/bulletins/nrb34/nrb34_8.htm.

MacDonald, Mary Lee. *Preservation Briefs 21: Repairing Historic Flat Plaster Walls and Ceilings*. Washington, DC: National Park Service, U.S. Department of the Interior, 1989. Accessed on February 25, 2015. <http://www.nps.gov/tps/how-to-preserve/briefs/21-flat-plaster.htm>.

Mohl, Raymond. “Stop the Road: Freeway Revolts in American Cities.” *Journal of Urban History*, vol. 30. 2004. 674-706.

Myers, John H. *Preservation Briefs 9: The Repair of Historic Wooden Windows*.

Washington, DC: National Park Service, U.S. Department of the Interior, 1981. Accessed on February 24, 2015. <http://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm>.

Olson, Sherry. *Baltimore: The Building of an American City*. Baltimore, MD: Johns Hopkins University Press, 1997.

“Receiver for W.L. Jackson & Son.” *The Baltimore Sun*. December 7, 1910. ProQuest

Historical Newspapers: The Baltimore Sun.

Ryon, Roderick N., D. Randall Beirne, and Joan Henley. *West Baltimore neighborhoods: Sketches of Their History, 1840-1960*. Baltimore, MD: University of Baltimore, 1993.

Sanborn Map Company. *Baltimore 1890 Vol. 1*. Baltimore, MD: Sanborn Map Company, 1890.

Sanborn Map Company. *Baltimore 1901 Vol. 1*. Baltimore, MD: Sanborn Map Company, 1901.

Sanborn Map Company. *Baltimore 1901 Vol. 1*. Baltimore, MD: Sanborn Map Company, 1901, updated 1911.

Sanborn Map Company. *Baltimore 1914 Vol. 2*. Baltimore, MD: Sanborn Map Company, 1914.

Sanborn Map Company. *Baltimore 1929 Vol. 2*. Baltimore, MD: Sanborn Map Company, 1929.

Shivers, Frank R., Jr. “The Opening Gate, 1729-1800.” Baltimore City Historical Society. Accessed on February 5, 2015.

<http://www.historicbaltimore.org/resources/shivers/1729.htm>.

Southwest Partnership. Accessed on February 3, 2015.

<http://southwestpartnership.tumblr.com/>.

Stanton, Phoebe B. *Poppleton Historic Study*. Baltimore, MD: Department of Housing and Community Development, 1975.

“Storm Windows. Energy.gov. Last modified June 8, 2012.

<http://energy.gov/energysaver/articles/storm-windows>.

U.S. Department of the Interior. *The Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*.

Washington, DC: 1990.

“Warehouse is Sold.” *The Baltimore Sun*. August 8, 1912. ProQuest Historical

Newspapers: The Baltimore Sun.

Weaver, Martin E., and F.G. Matero. *Conserving Buildings: Guide to Techniques and Materials*. New York: Preservation Press, 1997.

“Zoning Legislation: Text & Maps.” Baltimore City. Accessed on February 5, 2015.

<http://www.rewritebaltimore.org/downloadables.html>.