

**INDIVIDUAL PROPERTY/DISTRICT
MARYLAND HISTORICAL TRUST
INTERNAL NR-ELIGIBILITY REVIEW FORM**

Property/District Name: Candler Building Survey Number: B-1002

Project: AT&T Wireless Service Antennae Installations Agency: FCC

Site visit by MHT Staff: no yes Name _____ Date _____

Eligibility recommended Eligibility **not** recommended

Criteria: A B C D Considerations: A B C D E F G
 None

Justification for decision: (Use continuation sheet if necessary and attach map)

The Candler Building, 115 Market Place, Baltimore, was inventoried in 1980. The building is the earliest Baltimore example of an "industrial building" which was constructed in order to offer smaller manufacturers office and work spaces for their products. One of the first tenants in the building was the Coca Cola Company, since Mr. Chandler, who invented the soft drink, constructed the building. It is a twelve-story red brick building an eight-story rear portion. It is the Trust's opinion that the Candler Building is eligible for inclusion in the National Register of Historic Places under Criterion C, architecture, as it is an outstanding example of an early type of office building.

~~The Candler Building was excluded from the Business & Government Historic District because it is separated from the main portion of the district by the Baltimore Community College. Further investigations may be necessary to determine if the district boundary could be expanded to include the building, which clearly contributes to the district despite the intervening resources.~~

Documentation on the property/district is presented in: Project Review and Compliance Files

Prepared by: Andrew Garte & Associates

Anne E. Bruder 9/14/00
Reviewer, Office of Preservation Services Date

NR program concurrence: yes no not applicable

B. Kuntze 9/14/00
Reviewer, NR program Date

Smig

Statement of Significance

In a 1940 magazine of local industry the ¹⁹¹²Candler Building was described as: "One of the first and largest structures of its kind in Baltimore ... the Candler Building has long occupied a prominent place in the city's list of industrial resources." Today this structure is significant for the same reasons. Virtually unaltered and still in use, the edifice is a fine example of a type of building which appeared in major cities across the country in the first half of this century. These "Industrial Buildings" offered ready-made spaces for a number of manufacturing operations and offices in a large solid fully electrified and modernized structure. These firms, usually small operations, paid a set rent for the space, with the building owners responsible for utilities, security, and some maintenance. One of the earliest of its kind of structures, common today but once quite revolutionary, the Candler Building with its red brick construction, unusual roofline and green detailing, retains much of the character of 19th century factory buildings, but on the large scale and with ideals of efficiency which inspires modern industrial structures.

MARYLAND HISTORICAL TRUST

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

Candler Building

AND/OR COMMON

The Coca-Cola Building

2 LOCATION

STREET & NUMBER

Market Place and Pratt Street (700 E. Pratt)

CITY, TOWN

Baltimore

CONGRESSIONAL DISTRICT

___ VICINITY OF

STATE

Maryland

COUNTY

3 CLASSIFICATION

CATEGORY

- DISTRICT
- BUILDING(S)
- STRUCTURE
- SITE
- OBJECT

OWNERSHIP

- PUBLIC
- PRIVATE
- BOTH
- PUBLIC ACQUISITION**
- IN PROCESS
- BEING CONSIDERED

STATUS

- OCCUPIED
- UNOCCUPIED
- WORK IN PROGRESS
- ACCESSIBLE**
- YES: RESTRICTED
- YES: UNRESTRICTED
- NO

PRESENT USE

- AGRICULTURE
- COMMERCIAL
- EDUCATIONAL
- ENTERTAINMENT
- GOVERNMENT
- INDUSTRIAL
- MILITARY
- MUSEUM
- PARK
- PRIVATE RESIDENCE
- RELIGIOUS
- SCIENTIFIC
- TRANSPORTATION
- OTHER:

4 OWNER OF PROPERTY

NAME

Candler Association

Telephone #: 301-752-1197

STREET & NUMBER

700 E. Pratt

CITY, TOWN

Baltimore

___ VICINITY OF

Maryland

STATE, zip code

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Baltimore Court House

Liber #:

Folio #:

STREET & NUMBER

Fayette and Calvert Sts.

CITY, TOWN

Baltimore, Maryland

STATE

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

None

DATE

___ FEDERAL ___ STATE ___ COUNTY ___ LOCAL

DEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

B-1002

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

(1912)

The oldest, 8-story portion of this imposing downtown structure occupies the southeast corner of the present block. The later 12-story addition occupies the remaining property but is built in a similar style so that at street level it is difficult to distinguish between the two. A unifying cornice at the 2nd floor level further unites the two. The 1912 structure was one of the earliest buildings in the city to be built of reinforced concrete. While its facade is veneered with brick, its bearing system is concrete. Load-bearing columns are round and diminish in size on the upper floors. Spacing of columns is totally regular in this section which has three bays on the south and seven on the east. The ground floor of the fourth and fifth bays of the east facade are occupied by a loading dock and an entry corridor which run the width of the section.

The later addition is interesting because it illustrates how the architect combined the functions of a commercial building with those of a manufacturing plant. This portion fills an irregularly-shaped plot with its principal facade on the west (Market Place). The facade has small pedestrian doorways and has the overall appearance of an office building. Large window openings are broken up by multiple double-hung sash windows with 6/6 lights. The top two stories are pierced by a colonaded portico and capped by a heavy roof cornice to give the whole building the classical solidity which marked office buildings of this period.

The middle of the building, however, has a railroad siding which occupies three full bays and runs from North to South the length of the structure. The sidings, platforms, and ten freight elevators give the building outstanding conveniences as a manufacturing site with the extensive handling of material that it entails. Heavy concrete floors throughout the upper floors and a flexible floorplan add to its usefulness as a manufacturing facility.

CONTINUE ON SEPARATE SHEET IF NECESSARY

AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW

PERIOD				
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input checked="" type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1912

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

1912

In a 1940 magazine of local industry the Candler Building was described as: "One of the first and largest structures of its kind in Baltimore ... the Candler Building has long occupied a prominent place in the city's list of industrial resources." Today this structure is significant for the same reasons. Virtually unaltered and still in use, the edifice is a fine example of a type of building which appeared in major cities across the country in the first half of this century. These "Industrial Buildings" offered ready-made spaces for a number of manufacturing operations and offices in a large solid fully electrified and modernized structure. These firms, usually small operations, paid a set rent for the space, with the building owners responsible for utilities, security, and some maintenance. One of the earliest of its kind of structures, common today but once quite revolutionary, the Candler Building with its red brick construction, unusual roofline and green detailing, retains much of the character of 19th century factory buildings, but on the large scale and with ideals of efficiency which inspire modern industrial structures.

Historical Significance:

The Candler Building is known to many locals as "the Coca-Cola Building". The structure was built and financed by Asa G. Chandler, Atlanta business wizard and the inventor of Coke. The building was never at any time used solely by the Coca-Cola Co., but the large, international soft drink manufacturer did have a branch part of its operations there from 1912 to 19 . Today, the Coca-Cola Company has a number of Baltimore area branches, including a large bottling plant at 2525 Kirk Avenue. Today, a number of doorknobs in the Candler Building are still embossed with the Coca-Cola emblem.

cont'd

9 MAJOR BIBLIOGRAPHICAL REFERENCES

"Bits of Baltimore" article in Evening Sun, Nov. 12, 1979 (p.B-1)
 Query Files, Enoch Pratt Free Library
 oral history, J.C. Weber

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY _____

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE _____ COUNTY _____

STATE _____ COUNTY _____

11 FORM PREPARED BY

NAME / TITLE

Ann E. Steele , Dennis M. Zembala

ORGANIZATION

Baltimore Industrial Museum

DATE

Sept. 1980

STREET & NUMBER

217 N. Charles Street

TELEPHONE

301-396-1931

CITY OR TOWN

Baltimore, Maryland 21201

STATE

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

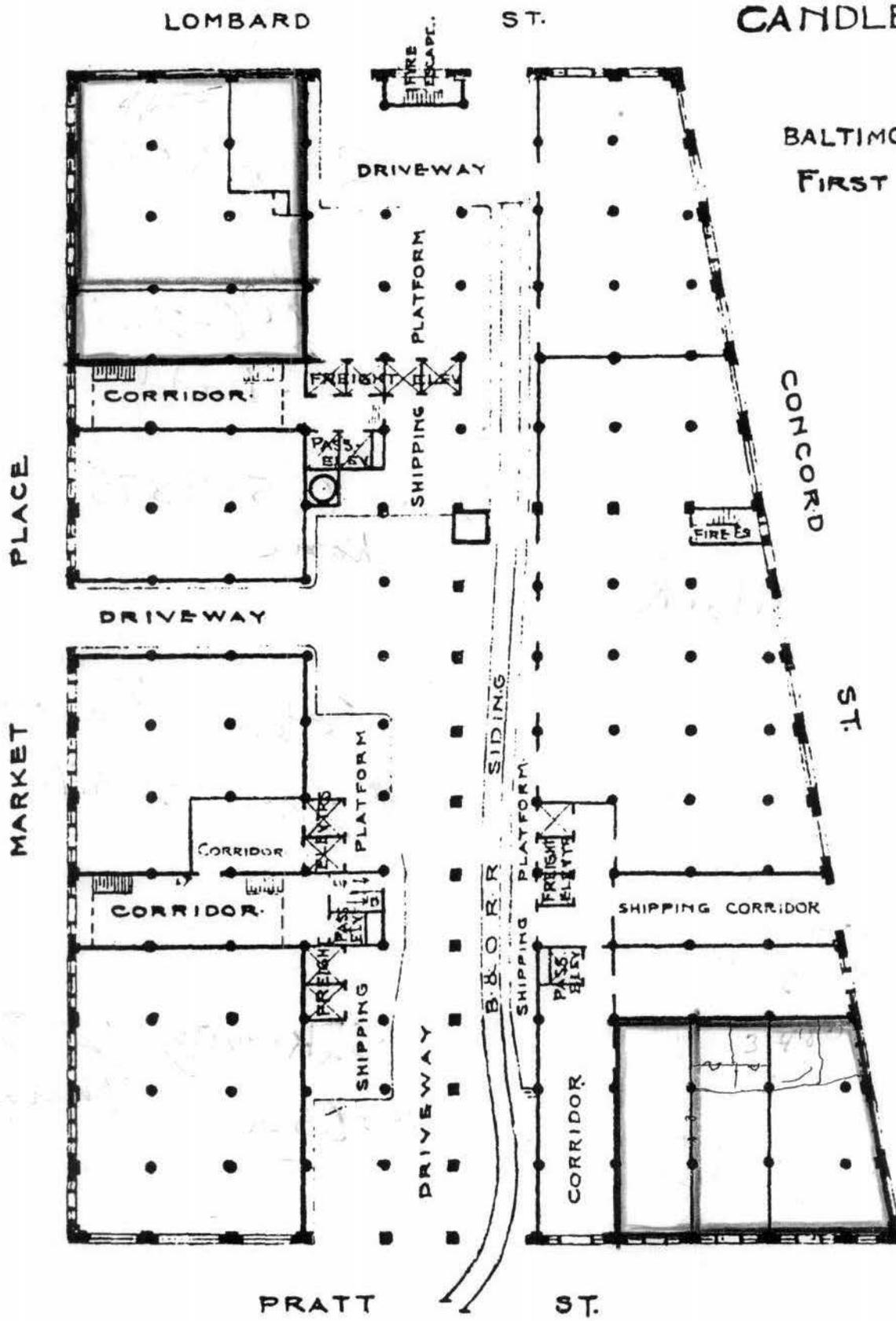
RETURN TO: Maryland Historical Trust
 The Shaw House, 21 State Circle
 Annapolis, Maryland 21401
 (301) 267-1438

A solidly built brick and concrete structure, the first section of Candler building was constructed in 1912. At the time, the massive 8-story structure was hailed as symbolic of Baltimore's success in a commercial age. The first tenant of the Candler building was the Burrough Brothers, a small drug firm which is still housed there today. This company, along with a variety of small industries and manufacturers, printers, clothiers, etc. - which were representatives of the types of business that thrived in the city in pre-World War II Baltimore.

Parts of the building were also used for offices and warehouse space. In its early days of the 1920's, the loft building was part of a busy wharf area, with shipping lines across Pratt Street on Pier 4 and 5. The large "Coca Cola sign" on the roof was a landmark for seamen up and down the East Coast. The railroad ran to the building and streetcars ran up and down Pratt and Lombard. Remembers one long-time part owner of the building who started out working in the boiler room fifty years ago: "There was a bar on every corner ... There was a movement all day and night. It was dirty and noisy and full of people." During this era, businesses whose offices occupied the Candler were a cross-section of the city's industries, including Asbestos Shingle, Slate and Sheating Co., Chocolate Products Co., Consolidated Textile Mills, Firestone Tire and Rubber Co., Parke-Davis Co., Toledo Bottle Cap Co., and U.S. Woolen Mills. A straw hat manufacturer and a chocolate drink firm were also among earliest tenants. When the Charles Center was developed in the midst of the old Downtown/Loft District, a number of printers and clothiers relocated in the Building. With constant change in styles and business cycles, there has been a constant turnover of firms occupying the Candler Building but new tenants are found as quickly as they leave.

The federal government set up a Social Security office in about half the building in 1936, bringing in 5,000 workers from across the nation. Although the office has only a year lease, it stayed in the Candler Building for 22 years. Today, Joseph Bank Clothiers, Inc., among others, is headquartered in the Candler Building.

B-1002
CANDLER BLDG.



BALTIMORE, MD
FIRST FLOOR

PLACE
MARKET

LOMBARD ST.

CONCORD ST.

ST.

PRATT ST.

1. SITE I.D. NO

B 1 0 0 2

NAER INVENTORY

U.S. Department of the Interior
Heritage Conservation and Recreation Service

2. INDUSTRIAL CLASSIFICATION

Manufacturing

3. PRIORITY

4. DANGER OF DEMOLITION?
(SPECIFY THREAT) YES NO UNKNOWN

5. DATE

6. GOVT SOURCE OF THREAT

OWNER

ADMIN

7. OWNER/ADMIN

Candler Association

8. NAME(S) OF STRUCTURE

Candler Building (The Coca-Cola Building)

9. OWNER'S ADDRESS

700 East Pratt

10. STATE COUNTY

M D

COUNTY NAME

CITY/VICINITY

Baltimore

CONG. DIST.

3

STATE COUNTY

COUNTY NAME

CITY/VICINITY

Baltimore

CONG. DIST.

3

11. SITE ADDRESS (STREET & NO)

700 East Pratt

12. EXISTING SURVEYS NR NHL HABS HAER-I HAER NPS CL6
 CONF STATE COUNTY LOCAL OTHER

13. SPECIAL FEATURES (DESCRIBE BELOW)

 INTERIOR INTACT EXTERIOR INTACT ENVIRONS INTACT

14. UTM ZONE EASTING NORTHING SIGN

1 8

3 6 1

4 3 4

9 6

SCALE

 1:24 1:62.5 OTHER

QUAD NAME

Baltimore East

UTM ZONE EASTING NORTHING SIGN

SCALE

 1:24 1:62.5 OTHER

QUAD NAME

15. CONDITION 70 EXCELLENT 71 GOOD 72 FAIR 73 DETERIORATED 74 RUINS 75 UNEXPOSED 76 ALTERED 77 DESTROYED 85 DEMOLISHED

16. INVENTORIED BY

Ann Steele

AFFILIATION

Baltimore Industrial Museum

DATE

Sept. 1980

17. DESCRIPTION AND BACKGROUND HISTORY, INCLUDING CONSTRUCTION DATE(S), HISTORICAL DATE(S), PHYSICAL DIMENSIONS, MATERIALS, EXTANT EQUIPMENT, AND IMPORTANT BUILDERS, ENGINEERS, ETC.

In a 1940 magazine of local industry, the 1912 Candler Building was described as: "One of the first and largest structures of its kind in Baltimore....the Candler Building has long occupied a prominent place in the city's list of industrial resources". Today this structure is significant for the same reasons. Virtually unaltered and still in use, the edifice is a fine example of a type of building which appeared in major cities in the first half of this century. These "Industrial Buildings" offered ready-made spaces for a number of manufacturing operations and offices in a large solid fully electrified and modernized structure. These firms, usually small operations, paid a set rent for the space, with the building owners responsible for utilities, security, and some maintenance. One of the earliest of its kind of structures, common today but once quite revolutionary,

(CONT OVER)

18. ORIGINAL USE

Manufacturing/Commercial

PRESENT USE

Manufacturing/Commercial

ADAPTIVE USE

19. REFERENCES—HISTORICAL REFERENCES, PERSONAL CONTACTS, AND/OR OTHER

"Bits of Baltimore", article in Evening Sun, November 12, 1979 (p. B-1)
Query Files, Enoch Pratt Free Library
Oral History, J. C. Weber

(CONT OVER)

20. URBAN AREA 50,000 POP. OR MORE? YES NO

21.

22. PUBLIC ACCESSIBILITY

 YES, LIMITED NO YES, UNLIMITED UNKNOWN

23. EDITOR

INDEXER

24. LOCATED IN AN HISTORIC DISTRICT?

 YES NO

NAME

DISTRICT I.D. NO

B-100Z

Guilford

JOHNS HOPKINS UNIVERSITY

Waverly
Waverly Sch

Municipal Stadium

Eastern High Sch

Baltimore City College

Veterans Trade Sch

Montebello Sch

Lake Montebello

Sistine of the Little Flower Sch

CLIFTON PARK AND GOLF COURSE

Clifton Park Jr High Sch

Oliver Cromwell Sch

Radio Tower (WITB)

Swimming Pool Columbus Sch

GREENMOUNT CEMETERY

Gompers Vocational Sch

St Josephs Hospital

Collington Square

St Katharines Convent

Henderson Sch

Patriek Henry Sch

BALTIMORE

State Penitentiary and City Jail

Dunbar Jr-Sr High

Tighman Sch

Reading Clinic and Sch

Vocational Sch

John Rodgers Sch

St Elizabeth Sch

Patterson Park Jr-Sr High Sch

CANDLER BUILDING

Holy Rosary Sch

Hamstead Hill Jr High Sch

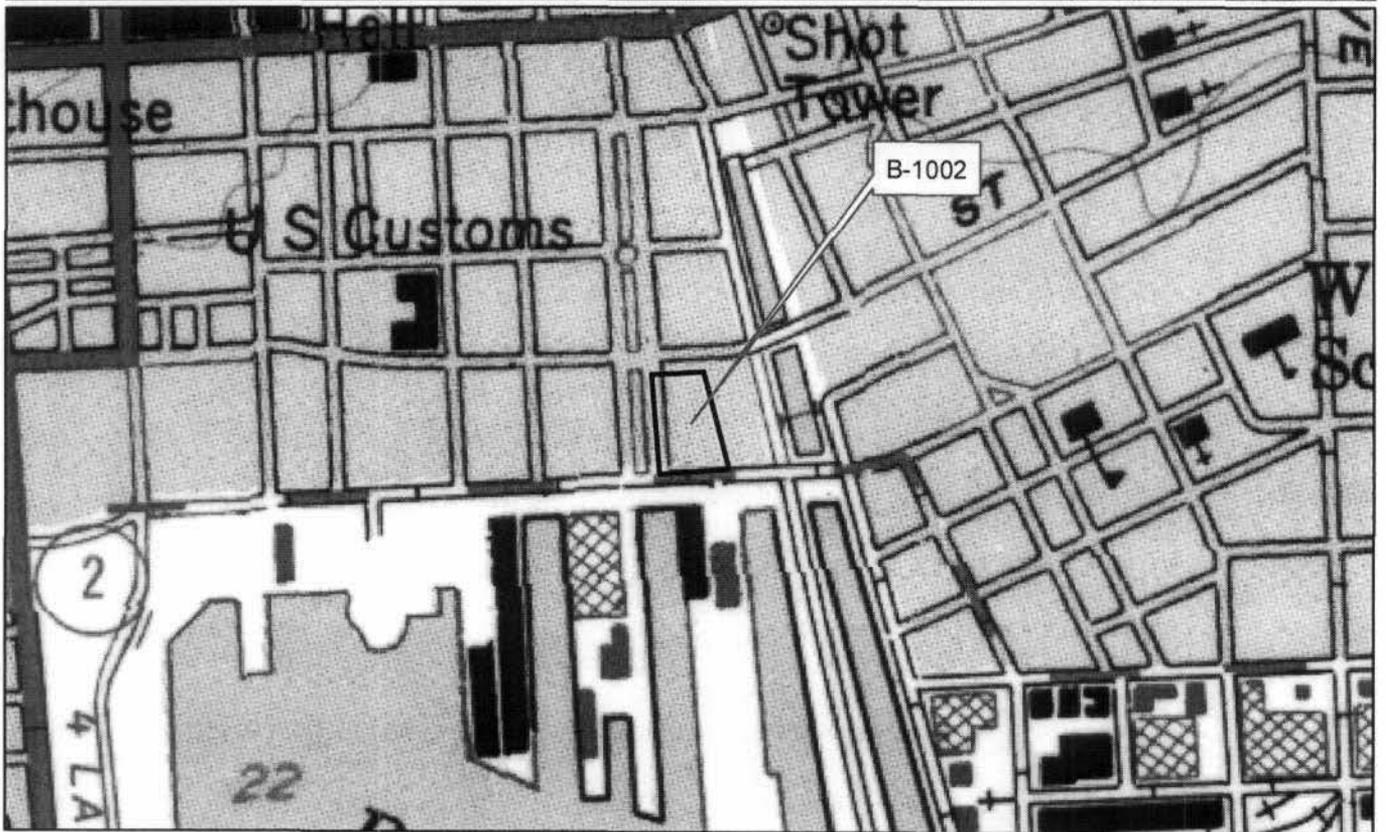
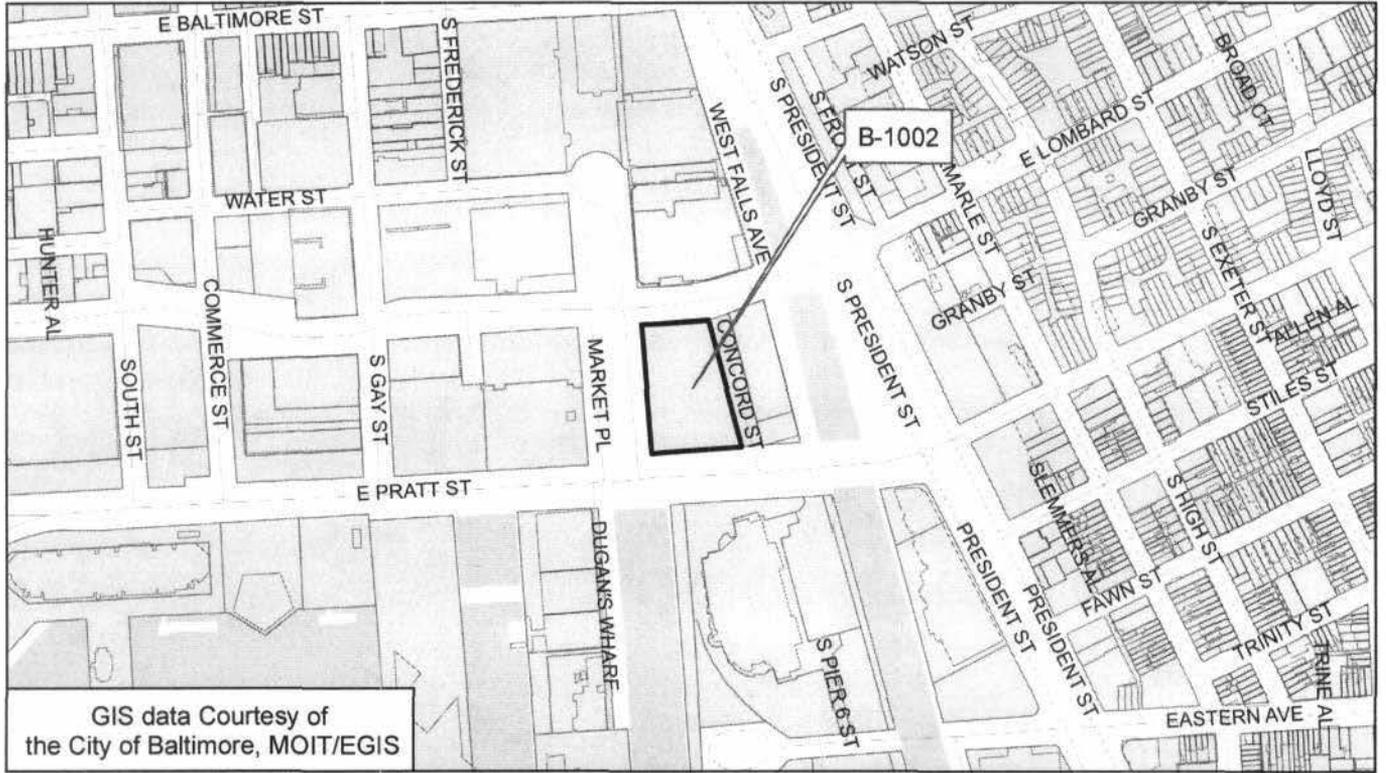
Busin

Library Fel Sch

Patterson Sch

CANDLER BUILDING
43
361438 49645

B-1002
The Coca-Cola Building (Candler Building)
(111) Market Place & (700) E. Pratt Street
Block 1385 Lot 001
Baltimore City
Baltimore East Quad.





Candler Building

Ann Steele

Dec. 1980

CANDLER BUILDING
BALTIMORE CITY, MD.
PHOTO: ANN STEELE

B-1002

Neg. Loc.: MD Historic Trust

DEC. 1980

South (Pratt St)
+ east facades, looking N/W



CANDLER BUILDING
BALTIMORE CITY, MD

B-1002

PHOTO: ANN STEELE

Neg. Loc.: MD Historic Trust

South (Pratt St.) DEC. 1980

+ East facades, looking n/w



ROBINS & CO. INC.

CANDLER BUILDING
BALTIMORE CITY, MD.
PHOTO: ANN STEELE

B-1002

Neg. Loc.: MD Historic Trust

DEC. 1980
Top floors, looking south/west



CANDLER BUILDING
BALTIMORE CITY, MD.

B-1002

PHOTO: ANN STEELE

Neg. Loc.: MD Historic Trust

North facade DEC. 1980
(Lombard St.) looking west



CANDLER BUILDING
BALTIMORE CITY, MD.
PHOTO: ANN STEELE

B-1002

Neg. Loc.: MD Historic Trust

DEC . 1980

East facade, looking north/west



CANDLER BUILDING

B-1002

BALTIMORE CITY, MD.

PHOTO: ANN STEELE

NEG.LOC.: MD Historic Trust

~~WFS 1101~~

DEC. 1980

Market + Pratt St. Facades, looking N/E



CANDLER BUILDING
BLATIMORE CITY, MD.
PHOTO: ANN STEELE
NEG. LOC.: *MD History Trust*

B-1002

MUSEUM

DEC. 1980

Detail of doorway, Market Place facade



CANDLER BUILDING
BALTIMORE CITY, MD.

B-1002

PHOTO: ANN STEELE

NEG.LOC.: MD Historic Trust

MUSEUM

DEC. 1980

North + West facades, looking S/E



CANDLER BUILDING
BALTIMORE CITY, MD.
PHOTO: ANN STEELE

B-1002

NEG.LOC.: MD Historic Trust

DEC. 1980
Market Place (West) facade