

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name American Ice Company
other names B-1040; Baltimore American Ice Company

2. Location

street & number 2100 W. Franklin Street not for publication
city or town Baltimore vicinity
state Maryland code MD county Baltimore (City) code 510 zip code 21233

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments).

 5-9-13
Signature of certifying official/Title Date

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments).

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby, certify that this property is:
 entered in the National Register.
 See continuation sheet.
 determined eligible for the National Register.
 See continuation sheet.
 Determined not eligible for the National Register.
 removed from the National Register.
 other (explain): _____

Signature of the Keeper _____
Date of Action _____

American Ice Company (B-1040)

Name of Property

Baltimore (city), MD

County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1	0	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing)

N/A

number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

INDUSTRY/manufacturing facility

Current Functions

(Enter categories from instructions)

VACANT/NOT IN USE

7. Description

Architectural Classification

(Enter categories from instructions)

OTHER

Materials

(Enter categories from instructions)

foundation

walls BRICK

roof ASPHALT

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets)

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A** Property is associated with events that have made a significant contribution to the broad pattern of our history.
- B** Property associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets)

Previous documentation on files (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey

- recorded by Historic American Engineering Record

Area of Significance

(Enter categories from instructions)

Industry

Period of Significance

1911

Significant Dates

1911

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Mortimer & Co., New York (architect)

Fidelity Construction Company, Baltimore (builder)

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10. Geographical Data

Acreage of Property Less than one acre

UTM References

(Place additional UTM references on a continuation sheet)

1	1	8	3	5	7	5	6	7	4	3	5	0	6	8	7
	Zone		Easting			Northing									
2															

3															
	Zone		Easting			Northing									
4															

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet)

11. Form Prepared By

name/title Eli Pousson, Field Officer
Organization Baltimore Heritage date October 2012
street & number 11 1/2 West Chase Street telephone 410-332-9992
city or town Baltimore state MD zip code 21201

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO)

name AIC Development c/o Mr. Ilya Alter, Principal
street & number 400 MASSACHUSETTS AVE, NW #1219 telephone 301-806-0666
city or town WASHINGTON state DC zip code 20001-6817

Paperwork Reduction Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et. seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Project (1024-0018), Washington, DC 20503.

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Description Summary:

The American Ice Company is a two-story building, rectangular in plan with a width of 21 bays along its primary facade facing south on West Franklin Street. The building is composed of two elements – a boiler room and engine room on the west side of the building and a long, narrow extension attached to the powerhouse at the east side of the building that served as the tank house where the ice was actually produced. Historically, ice storage warehouses were located at the rear of the building, beginning with a 1911 warehouse that was replaced in the 1950s by a new structure that included a row of garages. This later addition was replaced again during the 1970s with a large complex of storage warehouses that were all destroyed in a 2004 fire.

General Description:

Exterior Description

The façade of the building is 21 bays wide and faces south on W. Franklin Street. The building is two stories in height with an asymmetrical façade and is constructed of red bricks laid in an American bond pattern. Each bay is slightly recessed from the main plane of the façade giving the appearance of the bays being divided by pilasters.

The most prominent portion of the façade is the entrance area -- three bays in width with a parapet that rises above the ridgeline of the rest of the structure. While the façade of the building is not symmetrical, the entrance bays are symmetrical. The entrance contains double, wood doors with glass panes. The doors are in poor condition, with missing wood panels and panes of glass. A transom tops the doors. The doors are reached by a small set of concrete steps.

Two openings flank the doors. One opening has been filled in with a louvered vent and brick. The other opening contains the original windows, which are separated by a wood mullion. The windows are proportionately tall and narrow. Multi-pane windows are topped with a four-pane hopper window. A concrete sill is present.

On the second level, there is a set of double doors that are contained in a segmental-arch opening. Like the doors on the first level, they are in poor condition with missing glass panes and wood panels. The doors are flanked by two sets of multi-pane, wood sash windows contained in segmental-arch openings.

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The central portion of the entrance area features a brick parapet wall that extends from the second story on corbelled brickwork. The parapet, which extends beyond the ridgeline of the building, contains a corbelled cornice. A plaque reading "AMERICAN ICE COMPANY" is located in a recessed area of the parapet. The recessed area is topped with a brick dentil course.

No openings except the door and flanking windows are located on the first level. Recessed areas of brick are evenly spaced along the entire first level. Each area is topped with a brick dentil course.

The second level contains a series of evenly spaced window openings. Each window is enclosed in a segmental-arch opening and has a concrete sill. A band of decorative brickwork surrounds each arch head, and each recessed bay is topped with a brick dentil course. The original windows were four-over-four, double-hung, wood-frame configurations, but most are now missing, or only remnants remain. The *arched openings* on the easternmost two bays are filled in with bricks.

The façade displays ornate brickwork, including corbelling and dentil courses. A course of recessed, offset brickwork tops the windows, and a brick dentil course is located at the cornice line.

The original smokestack, which is now truncated, is located at the western end of the building. The smokestack is constructed of brick.

The northern elevation of the 1911 building is four bays deep and contains segmental-arched openings that have been partially filled in with concrete blocks. Small, multi-pane windows remain in the heads of the arches.

The entire eastern wall of the 1911 portion of the building has collapsed as a result of the 2004 fire. Portions of the later additions remain on this elevation and are sheathed in sheet metal that was heavily damaged in the fire. Concrete loading docks also remain. A rectangular, four-bay-deep, cinder-block addition projects off of the northern elevation as well. The north (rear) elevation of the 1911 building was connected to later additions which were destroyed in the fire.

The flat roof is covered with built-up asphalt roofing material.

The American Ice Company building is located very close to W. Franklin Street, and is separated from the roadway by only the narrow sidewalk. A parking lot is located to the east of the building. In several areas of the parking lot, Belgian block shows through asphalt. Several mature, deciduous trees are

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located on the western and northwestern portions of the property. A woven-wire fence encircles the property.

Interior Description

The interior of the 1911 building remains largely intact, although some damage from the fire is present. The damage is concentrated primarily on sections of the north and east elevations and associated portions of the ceiling. The flooring of the building is composed of both concrete and wood planks. Interior walls are primarily exposed brick. A large room is located in the front of the building. Ice was produced in this room and much of the original equipment, including wooden block frames (located in the floor) and crane is present.

A two-story office and equipment area is located on the western end of the building. The first floor of this portion of the interior has original equipment and machinery used to cool the building to maintain an appropriate temperature for ice production. The second level, which is reached by a set of metal, spiral stairs, contains former office space that has not been used for a number of years. The fire did not impact this area.

Integrity

Although the property's integrity of setting has been compromised by the loss of the support structures that completed the complex, the main building retains sufficient integrity to reflect both its architectural character and the property's role in Baltimore's ice industry.

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Summary Statement of Significance:

Constructed in 1911, the American Ice Company is an enduring reminder of West Baltimore's industrial development with a striking brick facade on W. Franklin Street and a powerhouse that backs up to the Pennsylvania Railroad tracks. At the time of its construction in the early 20th century, West Baltimore was quickly developing beyond the 1816 city line as small developers built rowhouses that soon extended west out to the Gwynns Falls. The previous decade had also witnessed significant changes in the ice industry as the business of importing natural ice from rivers and lakes in the Northeast to Mid-Atlantic and Southern cities dwindled in the face of competition from new factories that enabled businesses to supply a more regular and consistent supply of manufactured ice.

The American Ice Company is eligible for the National Register of Historic Places under Criterion A for its role in the history of the ice industry in Baltimore. As a modern ice manufacturing plant in the 1910s, the building reflects the adaptation of a large industrial enterprise to a changing technological and social landscape. The plant successfully served the growing community of residents and businesses in Baltimore, and used the adjoining railroad line to transport ice to cities that included New York and Washington, DC with greater year-round demand.

The American Ice Company building is also eligible under Criterion C as an intact example of a purpose-built ice-manufacturing plant. The rhythmic façade, arched window openings, and use of decorative brickwork are all characteristic of industrial architecture from the early 20th century. The American Ice Company developed scores of ice manufacturing plants across the east coast, but few have survived to the present.

Resource History and Historic Context:

The American Ice Company plant on West Franklin Street is a landmark of Baltimore industrial architecture, a rare surviving ice plant that helped to replace the supply of natural ice harvested from the Susquehanna River with a manufactured product in the early 20th century. Built in 1911 as "one of the largest and most modern of its kind in the State" by the local Fidelity Construction Company with plans

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from New York architects Mortimer & Co., the American Ice Company building marked a major transition in the history of ice in Baltimore that began in the early 19th century.¹

Growth of the ice industry in Baltimore

One of the earliest reports of ice being sold commercially in Baltimore is in 1825 when Francis Ravigneaux, a French-born confectioner, sold ice to local hotels and restaurants along with his confections.² In the same year, the developing industry of exporting natural ice from far northeast lakes and rivers to sweltering southern cities made a major advance with the invention of the horse-drawn ice plow by Nathaniel Wyeth. The ice plow made it possible to score the surface of a frozen lake or river on an even checkerboard pattern, enabling the harvesting of ice on a larger commercial scale.

Ice production came to Baltimore in 1837, when Thomas J. Cochran built three large stone icehouses supplied in the winter by large artificial ponds excavated along Falls Road. In 1855, Cochran entered into a partnership with Woodward Abraham and the pair built three more icehouses at Stemmer's Run near Essex, Maryland. Baltimore's demand for ice grew from a modest start of 1,000 tons per year in 1835 to nearly 80,000 tons per year by 1870. The supply was delivered to Baltimore households and businesses by 500 workers and 250 teams of horses. In the 1870s, Thomas Cochran's enterprise, then known as Cochran & Co., provided approximately half of this local supply, supplementing local production with imported ice cut from the Penobscot and Kennebec rivers in Maine as early as the 1850s. In 1860, the business expanded further with large storage houses built along the Susquehanna River in Maryland.³

Initially ice was used primarily to preserve meats, fruits and vegetables during transport over long distances, but it soon took on a much wider range of uses, reflected in the vivid language of Baltimore historian George Washington Howard remarking on the essential role of ice for refreshment:

To conceive of the absence of the ice pitcher from our tables and buffets, the cooling virtue of the refrigerator departed, the water ices from our desserts, and the sparking crystals from our drink, is to imagine a calamity hardly less than insufferable.⁴

¹ "BIG ICE PLANT STARTED."

² Howard, *The Monumental City*, 496.

³ *Ibid.*, 496-497.

⁴ *Ibid.*, 496.

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The brewing industry, a prominent contributor to Baltimore's economy in the 19th century, consumed large quantities of natural ice, and played an important role in the development of a manufactured alternative. Weissner's Brewery on Gay Street had adopted ice-making equipment as early as 1883. Demand from breweries was an important stimulus to the manufactured ice industry.

The ice industry began to change in the late 19th century and early 20th century with increasing consolidation in the industry, culminating in the Mid-Atlantic with the establishment of the American Ice Company, also known as the "Ice Trust," and the growth of manufactured ice as an increasingly popular and reliable alternative to natural ice. These changes are exemplified by the American Ice Company factory on West Franklin Street that reflects the history of this transitional moment in an important American industry.

Growth of the American Ice Company

With a quickly growing population and rising demand for ice in Baltimore following the Civil War, Cochran & Co. grew as well, consolidating with Oler & Co. (a successful retail and wholesale operation established by William H. Oler in the late 1850s) as the Cochran-Oler Ice Company in 1883.⁵ The combined enterprise dominated the local market and, in June 1898, the company was sold to the Kickerbocker Ice Company based in Maine.⁶

Similar mergers took place throughout the industry and on March 11, 1899 the American Ice Company was established as a merger of the Consolidated Ice Company (established in 1897 and supplied a majority of the ice in New York City) and the Knickerbocker Ice Company operating in Philadelphia, Baltimore and Washington, DC. Under the leadership of Charles W. Morse, the new enterprise took advantage of its monopoly and raised prices in the summer of 1900, prompting New York newspapers to undertake a crusade against the "Ice Trust," leading to civil and criminal cases against the firm.⁷ This public relations disaster combined with quickly growing competition from manufactured-ice plants led the firm to take a loss in 1903 of over \$8,000.⁸

Technological advances in the ice industry saw the development of artificial ice, which proved to be a more economical and effective means to preserve perishable goods that were being transported via railroad over long distances. The demand for the manufacture of large quantities of artificial ice rapidly

⁵ "Mr. James E. Cochran Dead"; "DEATH OF WM. H. OLER."

⁶ "ICE COMPANY SELLS OUT."

⁷ Hemenway, *Prices and Choices*, pp.189–203.

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developed in commercial centers nationwide. Initially, artificial ice manufacturing plants were established in the southern states, beginning in New Orleans in 1866, because of the inability for these warmer, southern states to harvest natural ice during the winter or store large quantities during the summer. The *New York Times* reported that by 1900 over 787 ice plants had been established around the United States producing over 4 million tons of ice annually. The account continued:

To such a degree of perfection has the machinery of ice manufacture been brought that manufactured ice is produced now almost as cheaply as the natural ice can be cut and housed under the most favorable conditions. Ice is available in any of the Southern States at about the same cost as that at which the resident of Maine or Vermont obtains his supply.⁹

In 1906, the American Ice Company owned four major ice plants in Baltimore, described by then President Wesley M. Oler as representing the "finest ice-making equipment in the world."¹⁰ These four industrial ice plants, producing a total of 103,000 tons per year, included

- West Baltimore Street Plant - 1030 West Baltimore Street
- Fell Street Plant - 927 South Wolfe Street (later occupied by the Arundel Corporation)
- Hughes Street Plant - Hughes Street wharf on the Inner Harbor
- American Ice Company Plant # 2 - 330 West 23rd Street (built 1905; updated 1919)

These plants, in addition to ice manufactured by other independent firms, provided 70% of the ice consumed in Baltimore; less than a third of ice consumed was harvested from natural sources such as the Susquehanna River. In 1909, the Mid-Atlantic region more broadly boasted a total of 375 ice plants.¹¹ The industry continued to boom over subsequent decades to 1920 when 4,800 commercial ice plants were operating in the United States with a total production amount of forty million tons per year.¹² In response to the heightened demand, ice plants such as those in Baltimore were structurally modified to accommodate greater ice storage and new technology. Ice storage facilities were constructed of massive, windowless walls supported by buttresses. The massive walls were necessary in order to insulate the ice blocks and prevent them from melting. During the 1920s, ice plants converted from steam energy to electrical power.

⁸ Sun, "FINANCING AMERICAN ICE."

⁹ "MAKING ICE BY MACHINERY. - View Article - NYTimes.com."

¹⁰ Correspondent, "MORE ICE COMING HERE."

¹¹ Cummings, *The American Ice Harvests*, 171.

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American Ice Company plant on Franklin Street

The American Ice Company first purchased property on West Franklin Street in July 1910, including three large parcels on the north and south sides of the street near its intersection with Pulaski.¹³ By September 1911, the company secured a building permit and started construction on a "large plant on Franklin street, near Pulaski street, to cost about \$70,000." The plant included two brick and stone structures, the [surviving] two-story ice manufacturing plant and a 1-story storage warehouse.¹⁴ Stables constructed on the south side of Franklin Street housed the horses that pulled the company's fleet of delivery wagons.

The architect for the plant is identified as Mortimer & Co., and the builder as the Fidelity Construction Company of Baltimore. The reference is limited in detail but Mortimer & Co. is later documented as a firm led by civil and electrical engineer James Daniel Mortimer with offices at 149 Broadway, New York, NY.¹⁵ However, no other references have been located to work conducted by Mortimer & Co. in Baltimore or New York, so additional details on the firm are not available. Given the scale of the ice industry during the late 19th and early 20th century, many architects and engineers specialized in this building type – their work often was documented in trade publications such as *Cold Storage and Ice Trade Journal Company* published by the Ice Trade Journal Co., and *Industrial Refrigeration* published by the National Association of Practical Refrigerating Engineers. Ballinger & Perrot, established in 1901 by Walter F. Ballinger and Emile G. Perrot, is an example of a firm that specialized in industrial architecture with works including the 1910 American Ice Company factory at 30th Street and Glenwood Avenue in Philadelphia, PA.

Details on the Fidelity Construction Company are similarly limited. Projects attributed to the firm include the 1910 construction of the Starr Methodist Protestant Church at the southwest corner of Garrison Boulevard and Alto Road, the 1910 construction of a school building at the southeast corner of Francis Street and Clifton Avenue (designed by Architects Archer & Allen), an addition to the gas plant for the Consolidated Gas and Electric Light and Power Company on Leadenhall Street in 1911, and a

¹² Historic American Engineering Record, *Champion Ice Manufacturing & Cold Storage Company, 40 East Second Street, Covington, Kenton County, KY.*

¹³ "BIG GROUND RENT DEAL."

¹⁴ "BIG ICE PLANT STARTED."

¹⁵ References to this firm include directories published by the American Society of Mechanical Engineers and American Institute of Electrical Engineers from the late 1920s and early 1930s. The firm is also listed in a 1929 directory "Security Dealers of North America" where the firm is described as "Underwriters. Participating

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theatre on West Baltimore Street near Carrollton (designed by J.C. Spedden for Pearce & Scheck) in 1912.

The trade publication *Ice and Refrigeration* provided further details on the production capacity of the plant, noting "The ice factory is to be 125 tons daily capacity, 'Frick' machines, and the ice storage house in connection is to be of 14,000 tons capacity."¹⁶ Two wells at the site, drilled down to 200 and 242 feet, provided as much as 60 gallons of water per minute for the facility.¹⁷

The Frick ammonia compressors and other equipment selected for the plant had been in widespread use at ice plants, breweries, packing houses and other industrial enterprises for nearly 20 years. The Frick Company of Waynesboro PA began manufacturing refrigeration equipment in 1883 that operated on the ammonia-compression cycle -- the most efficient and broadly used process in the industry. The process began when the ammonia gas was compressed and forced into condensers where circulating water was used to cool the gas to a liquid. This would run through pipes and expand, cooling large tanks of brine below freezing. Rows of sheet-metal cans filled with water were lowered into the brine tank until the water froze. The cans then were hoisted from the brine tank, and the ice blocks removed and transferred to the warehouse, which typically was insulated by blankets of straw or sawdust.¹⁸

The design of the building was characteristic of a manufactured ice plant with the row of brick buttresses along the south façade to support the heavy insulation around the tankhouse. In addition, the absence of windows along the ground level and the louvered ventilation openings near the top of the tankhouse match the design of the American Ice Company Baltimore Plant No. 2 (1905, 1919) located on W. 23rd Street. The building likely began with a coal-fired boiler but modernized with electric motors likely in the 1920s when many industrial operations electrified.

In 1941, the American Ice Company was the second largest distributor of manufactured ice in the United States with around \$6 million in ice sales annually.¹⁹ The American Ice Company also provided coal delivery to homes and businesses providing a substantial portion of the firm's business. However, the competing home electric refrigerator grew in popularity through the 1920s and 1930s. Between 1945

Distributors & Dealers in Municipal, Government & Public Utility Bonds," led by partners James D. Mortimer & William Baum.

¹⁶ Southern Ice Exchange, *Ice and Refrigeration*, 139.

¹⁷ Maryland Geological Survey, *Maryland Geological Survey*, 352-353.

¹⁸ Historic American Engineering Record, *Champion Ice Manufacturing & Cold Storage Company*, 40 East Second Street, Covington, Kenton County, KY.

¹⁹ Hemenway, *Prices and Choices*, 199.

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and 1949, Americans purchased 20 million refrigerators and between 1940 and 1950 adoption of electric refrigerators in homes grew from 44% to 80%. While ice produced at home soon replaced manufactured ice for most American consumers, the American Ice Company remained in operation at the Franklin Street plant through the 1980s.

Prior to 1951, the American Ice Company had demolished and replaced the original ice warehouse at the north end of the site with a smaller structure attached to the plant at the northeast corner along with a long garage for the delivery trucks that had replaced the previous generation of horse-drawn wagons. In the 1960s, the American Ice Company sold the property to the local Baltimore American Ice Company.

By 1971, the garages had been demolished and replaced with a larger warehouse and truck-loading dock that expanded further in subsequent years as ice manufacturing at the site continued up through 2004. An extensive fire in that year destroyed all of these more recent additions and caused severe damage to the northeast corner of the original 1911 factory.

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Baltimore (city), MD
County and State

1905.

<http://search.proquest.com/hnpbaltimoresun/docview/536937646/abstract/138672FBBBD2D6750A7/1?accountid=10750>.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

B-1040
American Ice Company

Name of Property

Baltimore (city), MD

County and State

Section 10 Page 1

Geographical Data

Verbal Boundary Description:

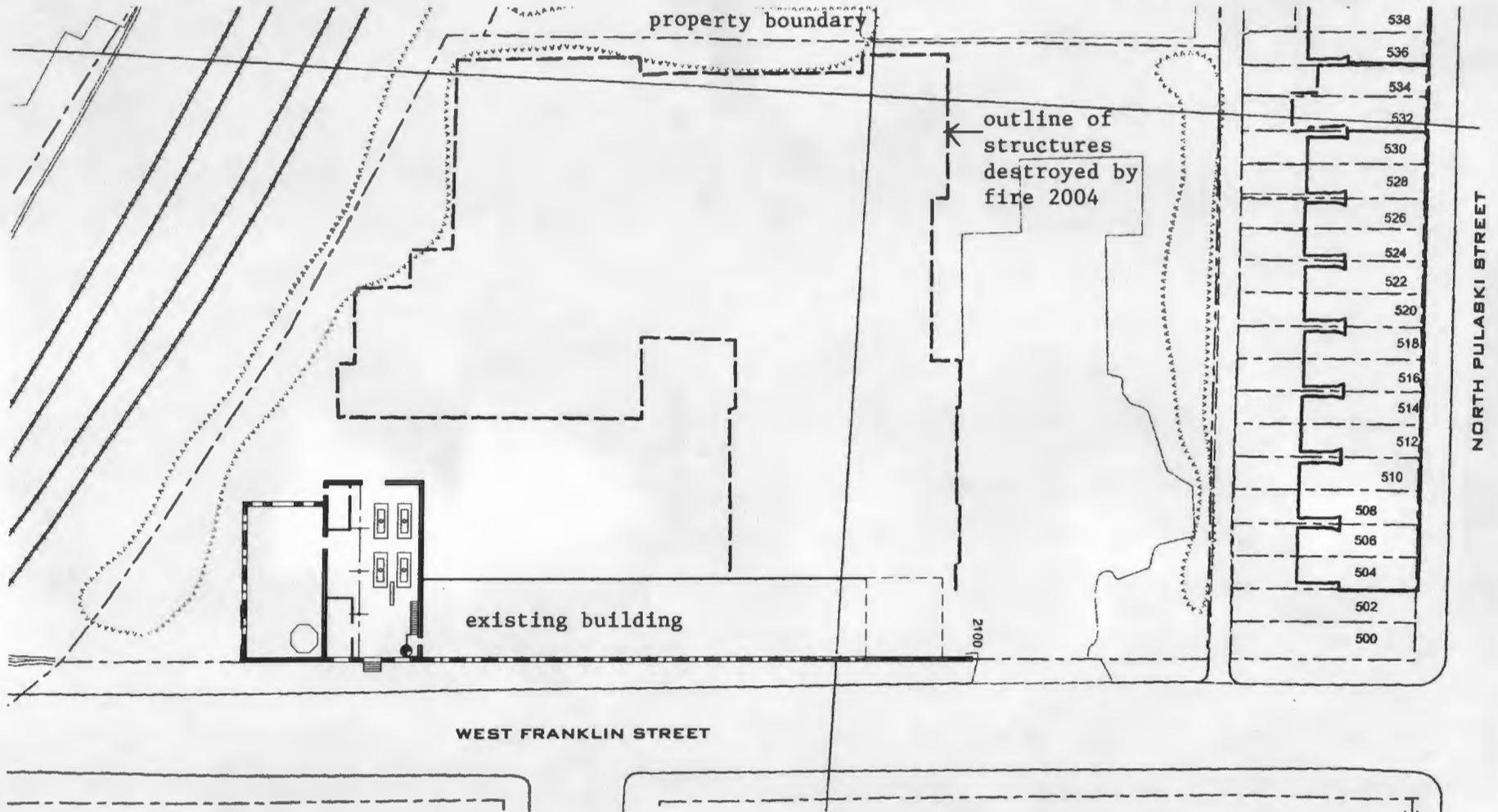
The nominated property is limited to the footprint of the surviving building, approximately 15,000 square feet, fronting on West Franklin Street in the southern portion of the parcel identified in Baltimore City Land Records as Block 0117, Lot 039.

Boundary Justification:

These boundaries encompass the remnant of the American Ice Company plant which retains integrity. The lot formerly included secondary structures, primarily dating to the latter half of the 20th century, which were destroyed by fire in 2004 and removed in 2008. The remaining vacant lot provides no historic context for the 1911 ice company building.

B-1040
AMERICAN ICE COMPANY
Baltimore (City), Maryland
Site Plan

Scale: 1"=75' (approx.)



SITE PLAN -- 2100 W. FRANKLIN ST.





55 MI TO MD. 7
 HAVRE DE GRACE 37 MI.
 17'30"
 28 MI. TO U.S. 40
 13 MI. TO U.S. 40
 4349
 4348
 4347
 4346 000m. N.

B-1040
 AMERICAN
 ICE COMPANY
 BALTIMORE CITY
 MARYLAND
 18-357567-
 4350687



B-1040

1/13

American Ice Company

Baltimore, MD

Eli Pousson

9/14/2012 MD SHDO

View From the W. Balt. MARC train station,
Facing NE.

MD - Baltimore City - American Ice Company - 0001.tif



B-1040

2/13

American Ice Company

Baltimore, MD

Eli Pousson

9/14/2012 MD SHPO

Front Façade Facing E

MD - Baltimore City - American Ice Company - 0002.tif



AMERICAN
MACHINE

B-1040

3/13

American Ice Company

Baltimore, MD

Eli Pousson

9/14/2012 MD SAPO

Entrance and boiler room Facing W

MD-BaltimoreCity-AmericanIceCompany-0003.tif



B-1040

4/13

American Ice Company

Baltimore, MD

Eli Rousson

9/14/2012 MD SHPO

Front Façade Facing W

MD - Baltimore City - American Ice Company - 0004.tif

A black and white photograph of a brick building facade. The central focus is a sign that reads "AMERICAN ICE COMPANY". The sign is rectangular and mounted on a brick wall. Above the sign is a decorative horizontal band with a repeating pattern. Below the sign are three arched windows, each with a decorative brick arch above it. The windows appear to be multi-paned and some are partially broken or boarded up. To the left of the main building, a large, cylindrical brick chimney is visible. The sky is a uniform, light gray.

AMERICAN ICE
COMPANY

B-1040

9/13

American Ice Company

Baltimore, MD

Eli Pousson

9/14/2012 MD SHPO

Detail, 2nd Floor entrance area

MD - Baltimore City - American Ice Company - 0009.tif



B-1040

6/13

American Ice Company

Baltimore, MD

Eli Pousson

9/14/2012 MD SHPO

Rear, Facing S

MD - Baltimore City - American Ice Company - 0006.tif



B-1040

7/13

American Ice Company

Baltimore, MD

Eli Pousson

Front entrance, interior facing S

MD_BaltimoreCity_AmericanIceCompany_0007.tif



B-1040

8/13

American Ice Company

Baltimore, MD

Eli Pousson

7/24/2012 MD SHPO

Tank house Facing W

MD-BaltimoreCity-AmericanIceCompany-0008.tif



B-1040

9/13

American Ice Company

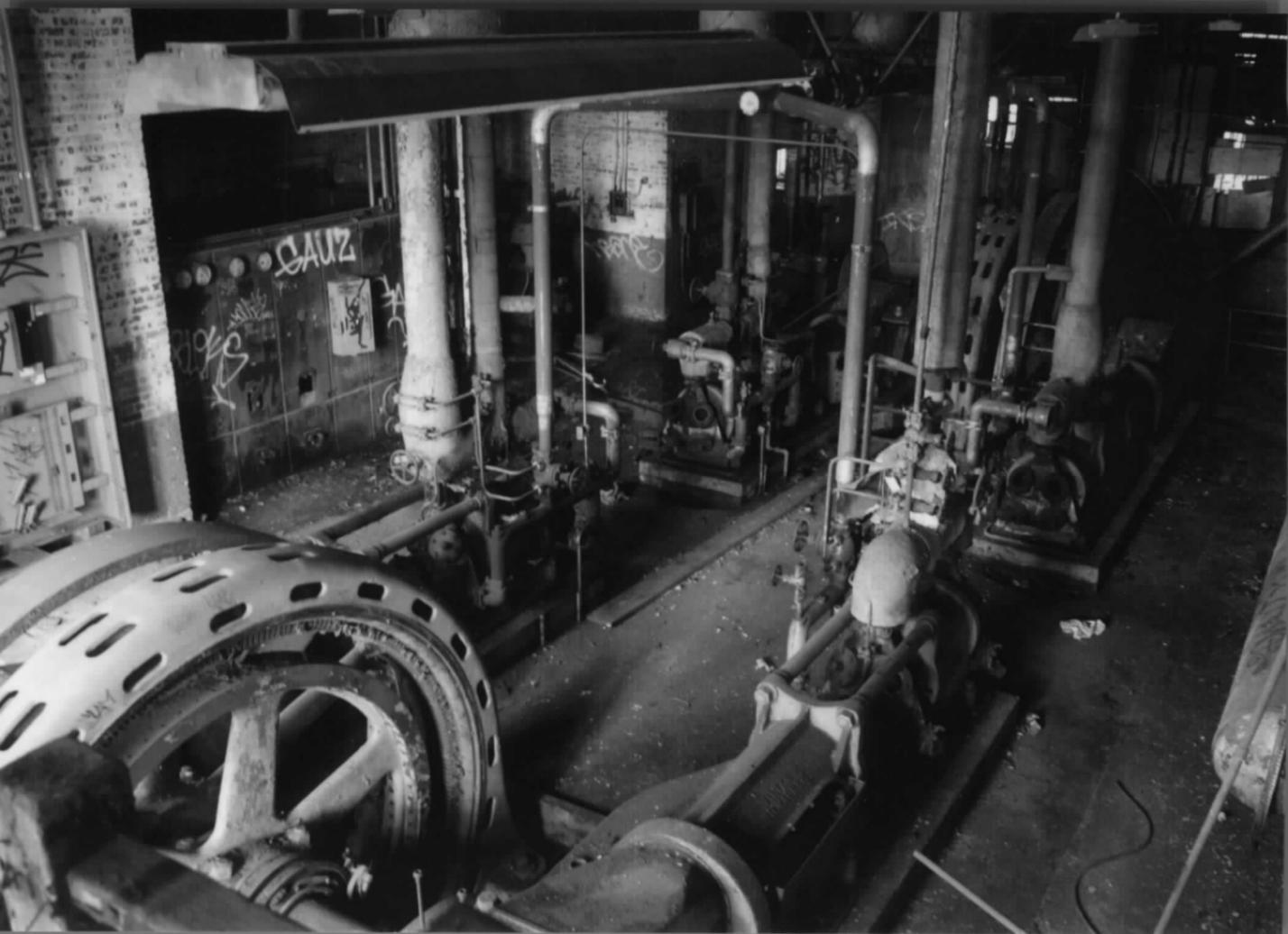
Baltimore, MD

Eli Pousson

7/24/2012 MD SHPO

Tank house Facing E

MD_Baltimore City - American Ice Company - 0009.tif



B-1040

10/13

American Ice Company

Baltimore, MD

Eli Pousson

7/24/2012 MD SHPO

Engine room, view from stair

MD-BaltimoreCity-AmericanIceCompany-0010.tif



B-1040

American Ice Company

Baltimore, MD

Eli Pousson

7/24/2012 MD SHPO

2nd floor above engine room facing N

MD_BaltimoreCity-AmericanIceCompany_0010.tif



B-1040

12/13

American Ice Company

Baltimore, MD

Eli Rousson

7/24/2012 MD SHPO

Roof above boiler room facing E

MD_BaltimoreCity_AmericanIceCompany_0012.tif



WAPZ



BU
BB



DUNK

B-1040

13/13

American Ice Company

Baltimore, MD

Eli Pousson

7/24/2012 MD SHPO

Boiler room Facing S

MD-Baltimore City-American Ice Company-0013.tif

**MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes no

Property Name: American Ice Company Building Inventory Number: B-1040
 Address: 2100 W. Franklin Street Historic district: yes no
 City: Baltimore Zip Code: 21223 County: Baltimore City
 USGS Quadrangle(s): Baltimore West
 Property Owner: John and Robert Ruppert Tax Account ID Number: 20/22/0117/039
 Tax Map Parcel Number(s): 22/117/39 Tax Map Number: 20
 Project: American Ice Company Building Agency: Maryland Transit Administration
 Agency Prepared By: A.D. Marble & Company
 Preparer's Name: Stephanie Foell Date Prepared: 10/6/2004
 Documentation is presented in: Maryland Historical Trust, Inventory Form for State Historic Sites Survey, B-1040
 Preparer's Eligibility Recommendation: Eligibility recommended Eligibility not recommended
 Criteria: A B C D Considerations: A B C D E F G
Complete if the property is a contributing or non-contributing resource to a NR district/property:
 Name of the District/Property: _____
 Inventory Number: _____ Eligible: yes Listed: yes
 Site visit by MHT Staff yes no Name: _____ Date: _____

Description of Property and Justification: *(Please attach map and photo)*

Architectural Description

The American Ice Company building, located at 2100 W. Franklin Street in Baltimore City, Maryland, is an excellent example of a late nineteenth-century industrial building. The original portion of the building was constructed in 1896. Two additions were later added to the rear of the building. The first was constructed in the 1950s, and the other in the 1990s. Information on the dates of the additions was obtained from tax records, Sanborn Fire Insurance Company Maps, and from discussions with Scott Woods, a representative of the current owner.

On March 2, 2004, a destructive fire caused extensive and catastrophic damage to the property, primarily to the additions, which were essentially destroyed. However, the majority of both the interior and exterior of the original 1896 building remains largely intact with only minor damage. The façade of the American Ice Company building remains untouched and all character-defining features are retained. Damage to the 1896 portion of the building is concentrated primarily on the east (side) and north (rear) elevations and portions of the roof. Approximately 90 percent of the original building remains. Because of the near-total damage to the additions, they are not described in this form, and they are not part of the significance evaluation. Only the 1896 portion of the building was evaluated for National Register eligibility.

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended Eligibility not recommended
 Criteria: A B C D Considerations: A B C D E F G

MHT Comments:

Jim Tarduno 3/1/05
 Reviewer, Office of Preservation Services Date
[Signature] 3/1/05
 Reviewer, National Register Program Date

The American Ice Company building is an unusual example of a specialized industrial building from the late nineteenth century. Its form is dictated by its function. Constructed to manufacture ice, its footprint spreads out over a large area due to the weight of the associated machinery and product. (The floors of a multi-storied loft structure would not have been able to bear the weight of the condensers, copper cooling pipes, and water without substantial reinforcements.) However, its design incorporates characteristics found in commercial architecture of the same era.

The property occupies the parcel of land designated as Lot 039, Block 0117, Section 22 in Ward 20. (Please note that the original Maryland Inventory of Historic Properties form for the American Ice Company building included an incorrect USGS map name and an incorrect location on the map.) The parcel is 3.6 acres. Its location was likely originally selected because of its proximity to the rail line that runs adjacent to the property.

Much of the context is derived from information in Fred Shoken's extensively researched and well-written documentation of the American Ice Company Plant No. 2 in Baltimore City, presented in the National Register of Historic Places form.

Exterior Description

The façade of the building is 21 bays wide and faces south on W. Franklin Street. The building is two stories in height with an asymmetrical façade and is constructed of red bricks laid in an American bond pattern. Each bay is slightly recessed from the main plane of the façade. This design gives the allusion of the bays being divided by pilasters.

The most prominent portion of the façade is the entrance area. It is three bays in width, and rises above the ridgeline of the remaining portion of the building. While the façade of the building is not symmetrical, the entrance bays are symmetrical. The entrance contains double, wood doors with glass panes. The doors are in poor condition, with missing wood panels and panes of glass. A transom tops the doors. The doors are reached by a small set of concrete steps.

Two openings flank the doors. One opening has been filled in with a louvered vent and brick. The other opening contains the original windows, which are separated by a wood mullion. The windows are proportionately tall and narrow. Multi-pane windows are topped with a four-pane hopper window. A concrete sill is present.

On the second level, a set of double doors are contained in a segmental-arch opening. Like the doors on the first level, they are in poor condition with missing glass panes and wood panels. The doors are flanked by two sets of multi-pane, wood sash windows contained in segmental-arch openings.

The central portion of the entrance area features a brick parapet wall that extends from the second story on corbelled brickwork. The parapet, which extends beyond the ridgeline of the building, contains a corbelled cornice. A plaque reading "AMERICAN ICE COMPANY" is located in a recessed area of the parapet. The recessed area is topped with a brick dentil course.

No openings except the door and flanking windows are located on the first level. Recessed areas of brick are evenly spaced along the entire first level. Each area is topped with a brick dentil course.

The second level contains a series of evenly spaced window openings. Each window is enclosed in a segmental-arch opening and has a concrete sill. A band of decorative brickwork surrounds each arch head, and each recessed bay is topped with a brick dentil course. The original windows were four-over-four, double-hung, wood-frame configurations, but most are now missing, or only remnants remain. The arched openings on the easternmost two bays are filled in with bricks.

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended _____

Eligibility not recommended _____

Criteria: ___ A ___ B ___ C ___ D Considerations: ___ A ___ B ___ C ___ D ___ E ___ F ___ G

MHT Comments:

Reviewer, Office of Preservation Services

Date

Reviewer, National Register Program

Date

The façade displays ornate brickwork, including corbelling and dentil courses. A course of recessed, offset brickwork tops the windows, and a brick dentil course is located at the cornice line.

The original smokestack, which is now truncated, is located at the western end of the building. The smokestack is constructed of brick.

The northern elevation of the 1896 building is four bays deep and contains segmental-arched openings that have been partially filled in with concrete blocks. Small, multi-pane windows remain in the heads of the arches.

The entire eastern wall of the 1896 portion of the building has collapsed as a result of the fire. Portions of the later additions remain on this elevation and are sheathed in sheet metal that was heavily damaged in the fire. Concrete loading docks also remain. A rectangular, four-bay-deep, cinder-block addition projects off of the northern elevation as well. The north (rear) elevation of the 1896 building was attached to the 1950s addition, which was destroyed in the fire.

The flat roof is covered with built-up roofing material.

Interior Description

The interior of the 1896 building remains largely intact, although some damage from the fire is present. The damage is concentrated primarily on sections of the north and east elevations and associated portions of the ceiling. The flooring of the building is both concrete and wood planks. Interior walls are primarily exposed brick. A large room is located in the front of the building. Ice was produced in this room and much of the original equipment including wooden block frames (located in the floor) and a crane is present.

A two-story office and equipment area is located on the western end of the building. The first floor of this portion of the interior has original equipment and machinery used to cool the building to maintain an appropriate temperature for ice production. The second level, which is reached by a set of metal, spiral stairs, contains former office space which has not been used for a number of years. This area was not impacted by the fire.

Surrounding Landscape

The American Ice Company building is located very close to W. Franklin Street, and is separated from the roadway by only the narrow sidewalk. A parking lot is located to the east of the building. In several areas of the parking lot, Belgian block shows through asphalt. Several mature, deciduous trees are located on the western and northwestern portions of the property. A woven-wire fence encircles the property.

The building is located across W. Franklin Street from the West Baltimore MARC train station and the associated rail line.

History and Significance

The Ice Industry in Baltimore

The ice industry was established in Baltimore in 1825, when ice was first sold commercially. Natural ice, which was harvested from rivers and lakes in Maine and New York as well as locally from the Susquehanna River, was first utilized to transport meats,

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended _____ Eligibility not recommended _____

Criteria: ___ A ___ B ___ C ___ D Considerations: ___ A ___ B ___ C ___ D ___ E ___ F ___ G

MHT Comments:

Reviewer, Office of Preservation Services

Date

Reviewer, National Register Program

Date

fruits, and vegetables over long distances (Shapiro 1999:6). By 1900, mild winters resulted in the failure of natural ice harvests. Technological advances in the ice industry saw the development of artificial ice, which proved to be a more economical and effective means to preserve perishable goods that were being transported via railroad over long distances. The demand for the manufacture of large quantities of artificial ice rapidly developed in commercial centers nationwide. Initially, artificial ice manufacturing plants were established in the southern states because of the inability for these warmer, southern states to harvest natural ice during the winter. Following suit, many artificial ice plants were soon established in the northeast.

Locally, as the ice industry expanded, several ice companies were established in Baltimore by 1855. The Cochran-Oler Ice Company was Baltimore's first ice plant, founded in 1856. The ice plant was so successful that eight other ice venues (including wharf property, stables, and shops) were established in Baltimore to meet the demand and facilitate the transport of ice. In 1909, the Mid-Atlantic region boasted a total of 375 ice plants (Cummins 1949:171). The artificial ice industry boomed from 1900 to 1925. The per capita demand for artificial ice rapidly increased during this time, and, by 1920, 4,800 commercial ice plants were operating in the United States with a total production amount of forty million tons per year (HAER report KY-26). In response to the heightened demand, ice plants such as those in Baltimore were structurally modified to accommodate greater ice storage and new technology. Ice storage facilities were constructed of massive, windowless walls supported by buttresses. The massive walls were necessary in order to insulate the ice blocks and prevent them from melting. During the 1920s, ice plants converted from steam energy to electrical power.

The American Ice Company

The Cochran-Oler Ice Company, like other small, privately-owned ice plants, eventually merged into the conglomerate of the American Ice Company. In 1904, Mr. Wesley M. Oler became president of the American Ice Company and managed the company out of New York (Hall 1912:816). The chief ice-production centers included New York, Philadelphia, Baltimore, Washington, and several towns in New Jersey. By the early twentieth century, the American Ice Company controlled half of the ice produced and harvested in the United States.

A total of four American Ice Company plants were established within Baltimore City from the late nineteenth to early twentieth centuries. These include the Ice Plant No. 2, a plant on the 1700 block of Gough Street, a plant on the 700 block of North Eden Street, and the plant on W. Franklin Street. Baltimore Ice Plant No. 2 is located in the Remington neighborhood at 330 W. 23rd Street. It is a two-story, stone building that was constructed in 1905. The building was listed in the National Register of Historic Places in 2002.

After World War II and with the advent of household refrigeration technology, the demand for local ice manufacturing plants diminished and three of the American Ice Company plants in Baltimore closed. Two of the ice plants were abandoned and subsequently razed. However, the ice plant in Baltimore at 2100 W. Franklin Street was still in operation until recently. This particular ice plant continued to produce 220 tons of ice daily for distribution to commercial enterprises. It ceased operation after a destructive fire on March 2, 2004 destroyed additions to the 1896 building.

Significance Evaluation

The American Ice Company building at 2100 W. Franklin Street is an excellent example of a late nineteenth century industrial building. It is significant for its association with the ice-production industry in Baltimore and for its unique architecture, which reflects its purpose as an ice-production facility. The American Ice Company building is an unusual example of a specialized industrial building from the late nineteenth century. Its form is dictated by its function. Constructed to manufacture ice, its footprint spreads out over a large area due to the weight of the associated machinery and product. (The floors of a multi-storied loft

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended _____ Eligibility not recommended _____
Criteria: ___A ___B ___C ___D Considerations: ___A ___B ___C ___D ___E ___F ___G

MHT Comments:

Reviewer, Office of Preservation Services Date

Reviewer, National Register Program Date

structure would not have been able to bear the weight of the condensers, copper cooling pipes, and water without substantial reinforcements.) However, its design incorporates characteristics found in commercial architecture of the same era.

On March 2, 2004, a destructive fire caused extensive and catastrophic damage to the property, primarily to the additions, which were essentially destroyed. However, the majority of both the interior and exterior of the original 1896 building remains largely intact with only minor damage. The façade of the American Ice Company building remains untouched and all character-defining features are retained. Damage to the 1896 portion of the building is concentrated primarily on the east (side) and rear (north) elevations and portions of the roof. Approximately 90 percent of the original building remains. Because of the near-total damage to the additions, they are not described in this form, and they are not part of the significance evaluation. Only the 1896 portion of the building was evaluated for National Register eligibility.

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. that are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. that are associated with the lives of significant persons in or past; or
- C. that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. that have yielded or may be likely to yield, information important in history or prehistory.

The American Ice Company building is eligible for the National Register of Historic Places under Criterion A for its place in the industrial history of Baltimore City. It is an example of an artificial ice manufacturing plant that is associated with the development of an industry that dramatically contributed to positive changes in the lives of Baltimore residents and commercial enterprises. The year-round availability of ice allowed for longer periods of food storage and increased levels of food safety. Perishable goods could be shipped longer distances due to the temperature cooling allowed by ice, opening new markets.

The American Ice Company building is also eligible under Criterion C. It is an excellent, intact example of a purpose-built industrial building. It incorporates many of the design elements common in commercial warehouse buildings of the late nineteenth century. The rhythmic façade, arched window openings, and use of decorative brickwork are all hallmarks of commercial architecture of the era. However, the overall form of the building appears to be rather unique in Baltimore. The long, low building is quite different than the taller loft buildings where industrial work often occurred at the turn of the century. Because of the weight of the water, ice, and associated equipment, a multi-floor loft building would not have been viable without substantial reinforcement. The building is a rare survivor of the ice production industry in Baltimore.

Research did not reveal any significant persons that are associated with the American Ice Company building. Therefore, it is not eligible under Criterion B. The property was not evaluated under Criterion D.

The American Ice Company building retains a high degree of integrity despite the recent fire. The original 1896 building remains largely intact and character-defining features were not impacted.

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended _____ Eligibility not recommended _____

Criteria: ___ A ___ B ___ C ___ D Considerations: ___ A ___ B ___ C ___ D ___ E ___ F ___ G

MHT Comments:

Reviewer, Office of Preservation Services

Date

Reviewer, National Register Program

Date

The building retains a high degree of integrity of location, design, materials, workmanship, feeling, and association. Only the setting remains somewhat altered as W. Franklin Street has become a busier thoroughfare through the years.

References

1894 Baltimore, Maryland, The Monumental City Souvenir Edition. Baltimore American.

Cummings, Richard Osborn

1949 The American Ice Harvests; a Historical Study in Technology, 1800-1918. University of California Press, Berkeley.

Hall, Clayton Colman

1912 Baltimore: Its History and Its People. Lewis Historical Publishing Co., New York.

2004 Historic American Engineering Record KY-26, Champion Ice Manufacturing and Cold Storage Company, www.memory.loc.gov.

1927 Ice: A Handbook of Ice. Middle West Utilities Company, Chicago.

Jaeger, William J.

1958 I remember: The Days of Ice Wagons and Ice Boxes. Baltimore Sun Magazine, August 3.

Sanborn Fire Insurance Company Maps. Various years.

Shapiro, Daniel

1999 The American Ice Company: The Rise of the Ice Trust. Unpublished student paper, Harvard Univeristy.

Shoken, Fred

2002 National Register of Historic Places Registration Form for American Ice Company Plant No. 2, Baltimore, Maryland.

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended _____ Eligibility not recommended _____

Criteria: ___A ___B ___C ___D Considerations: ___A ___B ___C ___D ___E ___F ___G

MHT Comments:

Reviewer, Office of Preservation Services

Date

Reviewer, National Register Program

Date

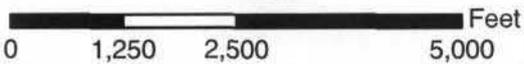
American Ice Company Building, B-1040 2100 W. Franklin Street



Location Map



Scale: 1:24,000



● Project Location

USGS Quadrangle: Baltimore West



B-1040

American Ice Company Building

Baltimore City, MD

S Foell

9/2004

MD SHPO

View of facade to the NE

1/7

RTI-2611 <00.31 >R12
219 2888 * 1 11 11-6-52 <0425



B-1040

American Ice Company Building

Baltimore City, MD

S Fell

9/2004

MD SHPO

Facade and east elevation, view to the NW

2/7

ART-2611 <NO.24 >B1B
719 78** -1 N N-3-53 (M42)@



B-1040

American Ice Company Building
Baltimore City, MD

Stoell

9/2004

MD SHPO

Facade, view to the NE

3/7

ART-2611 <NO. 34 >B13
*219 28** -1 N N-3-86 <042>©



B-1040

American Ice Company Building
Baltimore City, MD

S Fol II

9/2004

MD STPO

Entrance on facade, view to the NE

ART-2611 <No. 27 >009
719 78** -1 N N-3-56 <042>0

4/7

Kodak
Part II



B-1040

American Ice Company Building

Baltimore City, MD

SFoell

9/2004

MD SHPO

Interior staircase of original building, western
portion of building

ART-2611 <No. 20 >BB?
719 78** -1 N H H 37 (04200)

5/7



B-1040

American Ice Company Building

Baltimore City, MD

SFoell

9/2004

MD SHPO

Original machinery, Western portion of original
building, View to the south

6/7

ART-2611 <No. 19 >015
-1 N N 1 31 <042>@
219 28**



B-1040

American Ice Company Building

Baltimore City, MD

SFoell

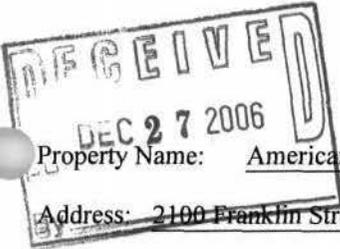
9/2004

MD STPO

Interior, showing fire damage, view to the east

7/7

681-2611 010-12 2011
219 28** -1 11 6 44 (01070)



MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM

NR Eligible: yes ___
no ___

Property Name: American Ice Company ^{Bldg.} Franklin Street Plant Inventory Number: B-1040

Address: 2100 Franklin Street City: Baltimore Zip Code: 21223

County: Baltimore City USGS Topographic Map: Baltimore West

Owner: 2100 W. Franklin, LLC. Is the property being evaluated a district? ___ NO

Tax Parcel Number: _____ Tax Map Number: _____ Tax Account ID Number: 20-22-0117-039

Project: _____ Agency: Baltimore City Planning Department/CHAP

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

Is the property located within a historic district? ___ yes XX no

If the property is within a district

District Inventory Number: _____

NR-listed district ___ yes Eligible district ___ yes District Name: _____

Preparer's Recommendation: Contributing resource ___ yes ___ no Non-contributing but eligible in another context ___

If the property is not within a district (or the property is a district)

Preparer's Recommendation: Eligible XX yes ___ no

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

Documentation on the property/district is presented in: CHAP files, NR form American Ice Company Baltimore Plant #2 B-5082

Description of Property and Eligibility Determination: *(Use continuation sheet if necessary and attach map and photo)*

The American Ice Company Franklin Street Plant is located at 2100 West Franklin Street, abutting the West Baltimore MARC train station. The facility comprises the original 1911 brick manufacturing plant and the fire-stricken remains of the post-WWII addition. The brick structure is two stories high and twenty-two bays wide. The Franklin Street façade is intricately detailed with brick ornamentation including corbelled brick dentil cornices, highlighted segmental window arches, recessed brick panels to identify the bays, and plain pilasters dividing the façade into bays. The original 1911 brick structure is broken up into three irregular parts: the boiler room, the engine room, and the tank house.

The boiler room is two-bays wide, one-and-a-half stories high with two solid, windowless, recessed panels facing Franklin Street next to the railroad tracks. A cornice with large brick dentils tops the boiler room, and a single-brick-wide dentil course horizontally separates the recessed panels. The west façade of the boiler room faces the embankment of the railroad tracks and continues the division of the façade into bays. Recessed panels that include slightly recessed segmental windows and a dentil-course march along the facade. Four over four doubled-sash windows are framed by slightly recessed quadruple-header segmental-arches. A truncated smoke stack, recessed from the main façade, juts upward next to the engine room.

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended ___ Eligibility not recommended ___

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

Comments: _____

Reviewer, Office of Preservation Services Date

Reviewer, NR Program Date

MARYLAND HISTORICAL TRUST
NR-ELIBILITY REVIEW FORM

Continuation Sheet No. 1

The engine room is the main focal point of the building. A full two stories high and three bays wide, the middle bay slightly protrudes outward from the plane of the façade and rises several feet above the cornice line to act as a single-bay parapet. Here, at cornice height, the building is identified with an engraved stone that says 'American Ice Company'. The middle bay offers the only entrance to the building from the Franklin street façade. Currently, it is half boarded shut, revealing an eight-lighted transom and multi-lighted double doors. Cast-iron lintels top the first floor window and door openings. A small brick corbelled-string course runs the length of the Franklin Street façade, separating the stories. The second story windows are topped with quadruple-header slightly recessed segmental arches. Twelve-lighted encasement windows sit in the outer bays, and the middle bay window has a twelve-lighted encasement window placed on top of two-lighted windows.

The tank house, which abuts the engine room on the east, consists of sixteen two-story bays and one one-story bay. Recessed panels separated by plain pilasters march along the facade. Four over four doubled-sash windows are framed by slightly recessed quadruple-header segmental-arches. Two dentil band courses run within the recessed panes – one framing the top of the recessed panel and the other visually separating the panel into two stories. An intricate corbelled and dentilled cornice runs the length of the tank house. Fire has significantly damaged this portion of the structure.

The American Ice Company Franklin Street Plant, though significantly damaged by fire, retains its physical integrity as an urban, early 20th century ice manufacturing facility.

Determination of Eligibility:

The American Ice Company Franklin Street Plant is historically significant under National Register criterion A as a surviving artificial ice manufacturing plant. This plant is associated with the growth and development of an industry that made a significant contribution to every day life for Baltimore residents and the needs of local businesses. From the mid-19th century to WWII, businesses and households relied on ice to prevent foods from spoiling. During the hot summers, Baltimoreans needed ice on a daily basis. At the turn of the 20th century, artificial ice manufacturing came to prominence after the failure of ice harvests in the north.

With the technological ability to produce ice, the American Ice Company built at least four plants in Baltimore: the American Ice Company Plant # 2, located at 330 West 23rd Street (1905; updated 1919); the American Ice Company Baltimore Franklin Street Plant (1911, updated by 1952, burned 2004); a plant at 1700 Gough Street, and another plant in the 700 block of Eden Street. The Franklin Street Plant and the Baltimore Plant #2 (located at 330 West 23rd Street) are the only two known ice plants to survive in Baltimore. The Franklin Street plant was the largest ice manufacturing plant in Baltimore.

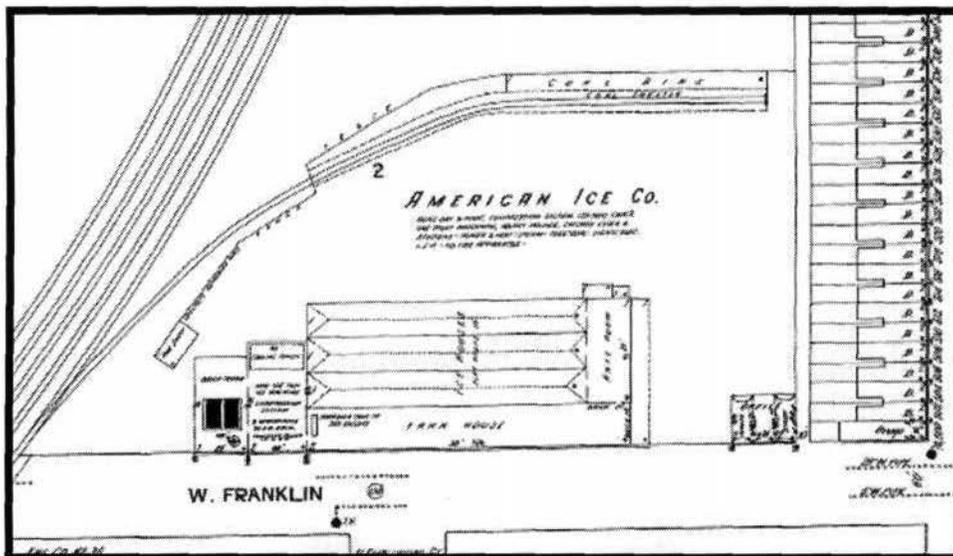
By the mid-1950s, 80% of American households had refrigerators, and by the 1960s more than 90% of American households had refrigerators. The proliferation of refrigeration greatly reduced the need for ice. Today, the American Ice Company Franklin Street Plant is a physical reminder of the importance of ice manufacturing in Baltimore.

The American Ice Company Franklin Street Plant was built in 1911 under the direction of New York architects, Mortimer and Company. Construction of the plant cost \$225,000 and consisted of an one-and-a-half story boiler room, an engine room, tank house, and warehouse. A large two-story stable (now demolished) was built across Franklin Street from the plant, and a two-story office building (now demolished) was built directly east of the plant. This complex produced approximately 40 tons of ice annually. Between 1914 and 1951, the American Ice Company modernized the plant (see below). In addition by 1943, the American Ice Company Baltimore headquarters relocated to 2100 W. Franklin Street. Sometime after the 1960s, the American Ice Company sold the property to the Baltimore American Ice Company which manufactured ice until the devastating fire in 2004.

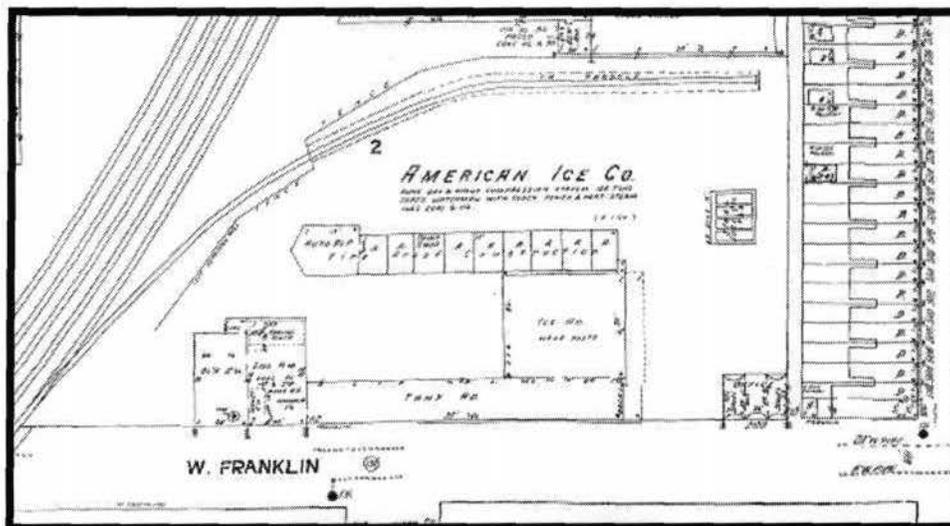
The American Ice Company, Franklin Street Plant retains important historic qualities of the 20th-century ice industry in Baltimore. The building, the largest of its kind in Baltimore, retains its ice manufacturing qualities as represented by its boiler room and accompanying smokestack, engine room, and tank house where the ice was produced. It is a rare surviving plant of a major industry that grew rapidly in the first half of the 20th century but virtually disappeared in the 1950s and 1960s. Of all the American Ice Company plants in Baltimore, only the Franklin Street Plant produced ice into the 21st century. Transit oriented development plans are being created for the site.

MARYLAND HISTORICAL TRUST
NR-ELIBILITY REVIEW FORM

Continuation Sheet No. 2



2100 W. Franklin Street (Sanborn map, 1914-15, vol. 2, page 147)



2100 W. Franklin Street (Sanborn Map, 1914-51, vol. 2, page 147)

Prepared by:

Eric Holcomb

Date Prepared: 10/24/2006



B-1040

American Ice Company

Baltimore, MD

Eric Holcomb

12/2006

Main, South Facade

Negotiation MD SHPO



B-1040

American Ice Company Bldg.

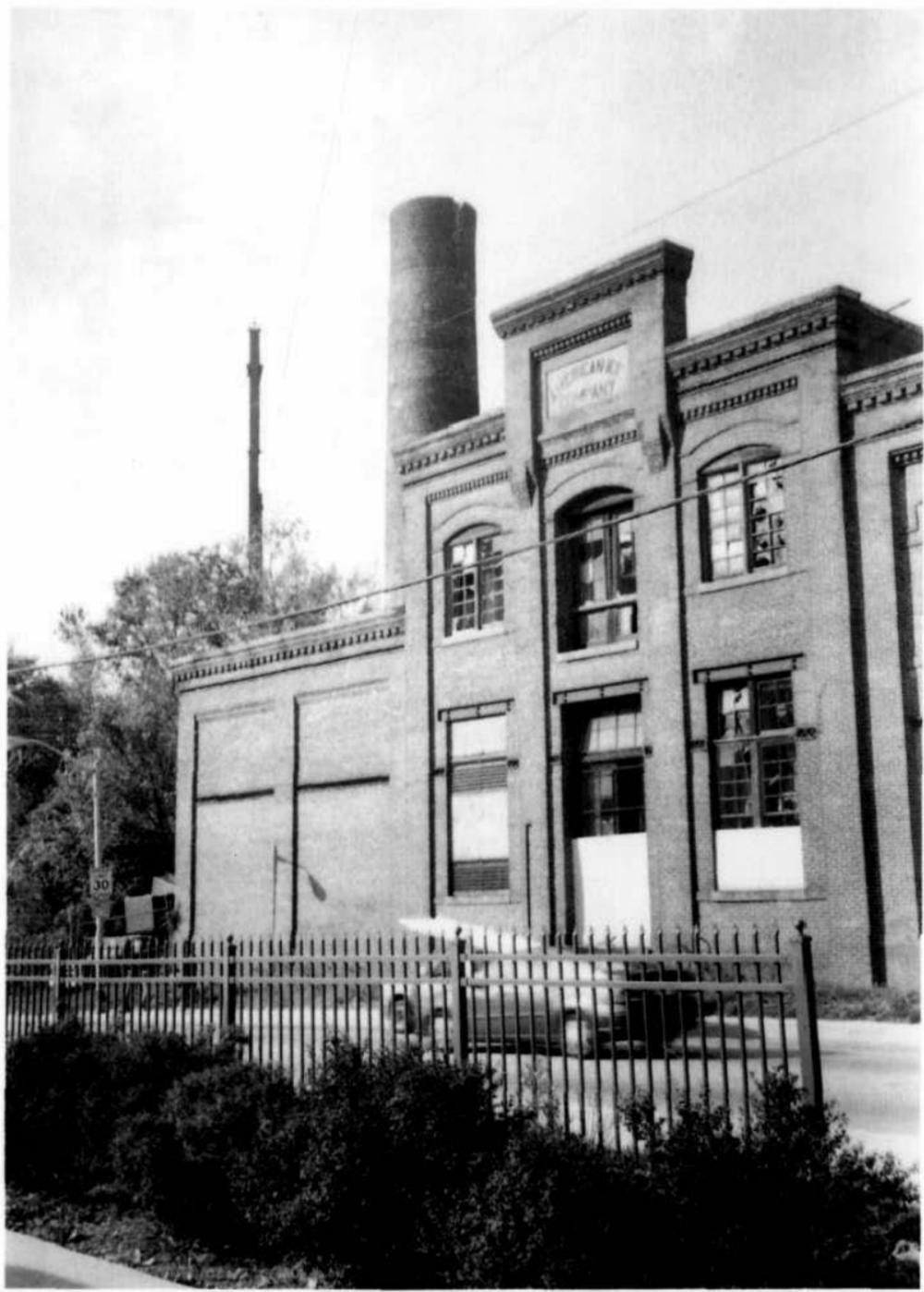
Baltimore, MD

ERIC FLORENB

12/2006

Main facade, south facade

No. Location: MD SHPO



B-1040

American Ice Company

Baltimore, MD

Eric Holcomb

12/2006

Main facade, south facade

NEG LOC MD 5440

NEG LOC MD 5440

B-1040
American Ice Company

Statement of Significance

The fine three-story red brick building that faces on 2100 West Franklin Street is one of Baltimore's last remaining active ice houses. Reminiscent of an era of horse-drawn ice wagons and home "ice boxes", the American Ice Company's 1896 West Baltimore building is one of the last vestiges of a once expansive company. The history of the ice industry in Baltimore goes back to the city's earliest days, and is representative of many of Baltimore's industrial trends; Baltimore's advantage as a port city in the 19th Century; the move towards conglomeration; and the impact of changing technology. The Franklin Street ice house today houses an ice-making operation which produces 220 tons of commercial ice per day.

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC American Ice Company

AND/OR COMMON

2 LOCATION

STREET & NUMBER

2100 West Franklin

CITY, TOWN

Baltimore

CONGRESSIONAL DISTRICT

___ VICINITY OF

STATE

Maryland

COUNTY

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input checked="" type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME

American Ice Company

Telephone #: 301-233-3740

STREET & NUMBER

2100 W. Franklin Street

CITY, TOWN

Baltimore

___ VICINITY OF

STATE, zip code
Maryland

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Baltimore City Courthouse

Liber # RHB-3578

Folio # 429

STREET & NUMBER

Fayette and Calvert Streets

CITY, TOWN

Baltimore, Maryland 21202

STATE

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

None

DATE

___ FEDERAL ___ STATE ___ COUNTY ___ LOCAL

DEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION**CONDITION**

EXCELLENT DETERIORATED
 GOOD RUINS
 FAIR UNEXPOSED

CHECK ONE

UNALTERED
 ALTERED

CHECK ONE

ORIGINAL SITE
 MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The American Ice Company plant is unusual as an industrial building of its era because its large volume is spread out over a large area. Because of its machinery and the weight of its product, this plant could not have been housed in a more typical multi-storied loft structure. The weight of condensers, copper cooling pipes and water would have dictated massive floor loads. Instead the building was essentially "spread out." Otherwise its heavy timber construction with brick bearing walls is typical of 1896. The south facade (Franklin Street) consists of a two-story brick wall with 21 bays. Each bay is recessed and set off by pilasters from the next. Ornate brickwork includes excellent examples of corbelling and dentilling in the style fashionable on functional buildings after 1860. Each bay originally had a pair of double-hung sash windows but those on the lower level have been filled in.

The two bays at the western end of the structure comprised the boiler room and the next two the engine room of the original plant. They are no longer in use but the truncated stack is still visible.

The east facade is composed entirely of loading docks where ice delivery trucks pick up their cargo. Older bays on the south have been bricked in in favor a larger ones to the north which are part of a modern addition.

CONTINUE ON SEPARATE SHEET IF NECESSARY

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

SPECIFIC DATES

1896

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The fine three-story red brick building that faces on 2100 West Franklin Street is one of Baltimore's last remaining active ice houses. The history of the ice industry in Baltimore goes back to the city's earliest days, and is representative of many of Baltimore's industrial trends; Baltimore's advantage as a port-city in the 19th Century; the move towards conglomeration; and the impact of changing technology. The Franklin Street ice house today houses an ice-making operation which produces 220 tons of commercial ice per day.

Historical Significance

The brick structure located on 2100 West Franklin Street was built in 1896 to house the expanding operations of the American Ice Company, a national ice conglomerate which at one time owned and operated several ice houses in Baltimore.

The ice trade in Baltimore began in 1825 when ice was first sold commercially by a French confectioner, Francis Rangneraux. In 1837 Thomas Cochran entered the business with "a more enlarged enterprise and views of its possibilities." He built three large stone ice houses on Falls Road. By 1855 several ice companies had been established in Baltimore. In this early period of the industry only natural ice was sold, having been harvested during the winter primarily on the nearby Susquehanna River and stored near the harvesting sites packed in pine scraps and sawdust until needed.

Wooden hulled schooners loaded with coal, exchanged their cargo for ice at these warehouses and returned to Baltimore to unload it at icehouses along the waterfront. Later during the year ice was distributed daily throughout the city to individual homeowners, bars restaurants by horse-drawn wagons.

After ice was distributed around the city, it was placed either in ice chests or ice refrigerators.

Warm winters and an increased consumer demand forced Baltimore

cont'd.

CONTINUE ON SEPARATE SHEET IF NECESSARY

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Ivery and Vertical Files, Enoch Pratt Free Library
 Oral interview with Homer Hood, Summer employee of American Ice
 Scharb, p. 385-6
 Howard, Monumental City, , p.496-8

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 Steele, Linda Daur, Kathleen Stacey

ORGANIZATION

Baltimore Industrial Museum

DATE

301-396-1931

STREET & NUMBER

217 North Charles Street

TELEPHONE

CITY OR TOWN

Baltimore

STATE

Maryland 21201

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

to look further north during the late 19th century ice. Maine became the principle supplier at this time. In 1890, an estimated 3 million tons of ice were harvested on the Maine rivers, employing 25,000 men and 1,000 horses. At this time Maine had 244 ice houses.

Around the turn of the century, most of the major ice companies in the Baltimore-Washington area merged. In 1901, the American Ice Company which began in 1893 and owned several ice warehouses in Baltimore, merged many of the ice companies from Boston to Washington. Charles W. Morse of Bath, Maine organized the merger and became the company's president. At this time, American Ice controlled over 110/ice firms, and operated 9 sites in Baltimore. At the peak of its operations in Baltimore, American Ice had 400 wagons for delivering ice in the summer. During the winter the company sold coal and ice.

Throughout the early 20th century the "natural" ice business decreased considerably as methods for producing "artificial" ice were improved. The introduction of ammonia gas to the freezing process made artificial ice a better, more reliable and cheaper product than any natural ice.

The American Ice Company gradually consolidated its operations into four separate ice making facilities and several warehouses throughout the city. These plants were large, complicated operations powered by steam engines which were converted to electric power in the early 1920's and 30's (the West Franklin plant in 1938).

The plant at 2100 West Franklin Street was one of the factories built by the American Ice Company to produce artificial ice. It was constructed in 1896 and used as both a factory and a warehouse. With the sharp decline of domestic markets for ice beginning in the 1930's, due to the development of electrical home refrigerators.

The company along with most other ice companies, lost a considerable part of its market. Of the over 50 ice houses which once operated in Baltimore, only a few remain. Ice closed all of its facilities except the West Franklin Street plant and one at Erdman Avenue.

The American Ice Company continued to supply ice to large commercial concern the Franklin Street Warehouse today produce 220 tons of commercial ice per day with a staff of six employees.

1. SITE I.D. NO B 1 0 4 0

NAER INVENTORY

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

2. INDUSTRIAL CLASSIFICATION

3. PRIORITY

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

Manufacturing

5. DATE

6. GOVT SOURCE OF THREAT

OWNER

ADMIN

7. OWNER/ADMIN

American Ice Company

8. NAME(S) OF STRUCTURE

American Ice Company

9. OWNER'S ADDRESS

2100 West Franklin Street

10. STATE COUNTY M D COUNTY NAME

CITY/VICINITY

Baltimore

CONG. DIST.

STATE COUNTY M D COUNTY NAME

CITY/VICINITY

Baltimore

CONG. DIST.

11. SITE ADDRESS (STREET & NO)

2100 West Franklin Street

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

SCALE 1:24 1:62.5

QUAD NAME Baltimore West

UTM ZONE EASTING NORTHING SIGN

SCALE 1:24 1:62.5

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, Linda Daur, Kathleen Stacey

AFFILIATION

Baltimore Industrial Museum

DATE

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

The fine three-story red brick building that faces on 2100 West Franklin Street is one of Baltimore's last remaining active ice houses. Reminiscent of an era of horse-drawn ice wagons and home "ice boxes", the American Ice Company's 1896 West Baltimore building is one of the last vestiges of a once expansive company. The history of the ice industry in Baltimore goes back to the city's earliest days, and is representative of many of Baltimore's industrial trends; Baltimore's advantage as a port city in the 19th century; the move towards conglomeration; and the impact of changing technology. The Franklin Street ice house today houses an ice-making operation which produces 220 tons of commercial ice per day.

(CONT OVER)

18. ORIGINAL USE

Ice plant

PRESENT USE

Ice plant

ADAPTIVE USE

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

Query and Vertical files, Enoch Pratt Free Library

Scharf, p. 385-6

Howard, Monumental City, p. 496-8

Interview with Homer Hood, American Ice Company employee

(CONT OVER)

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

21.

22. PUBLIC ACCESSIBILITY

 YES, LIMITED YES, UNLIMITED NO UNKNOWN

23. EDITOR INDEXER

24. LOCATED IN AN HISTORIC DISTRICT?

 YES NO

NAME

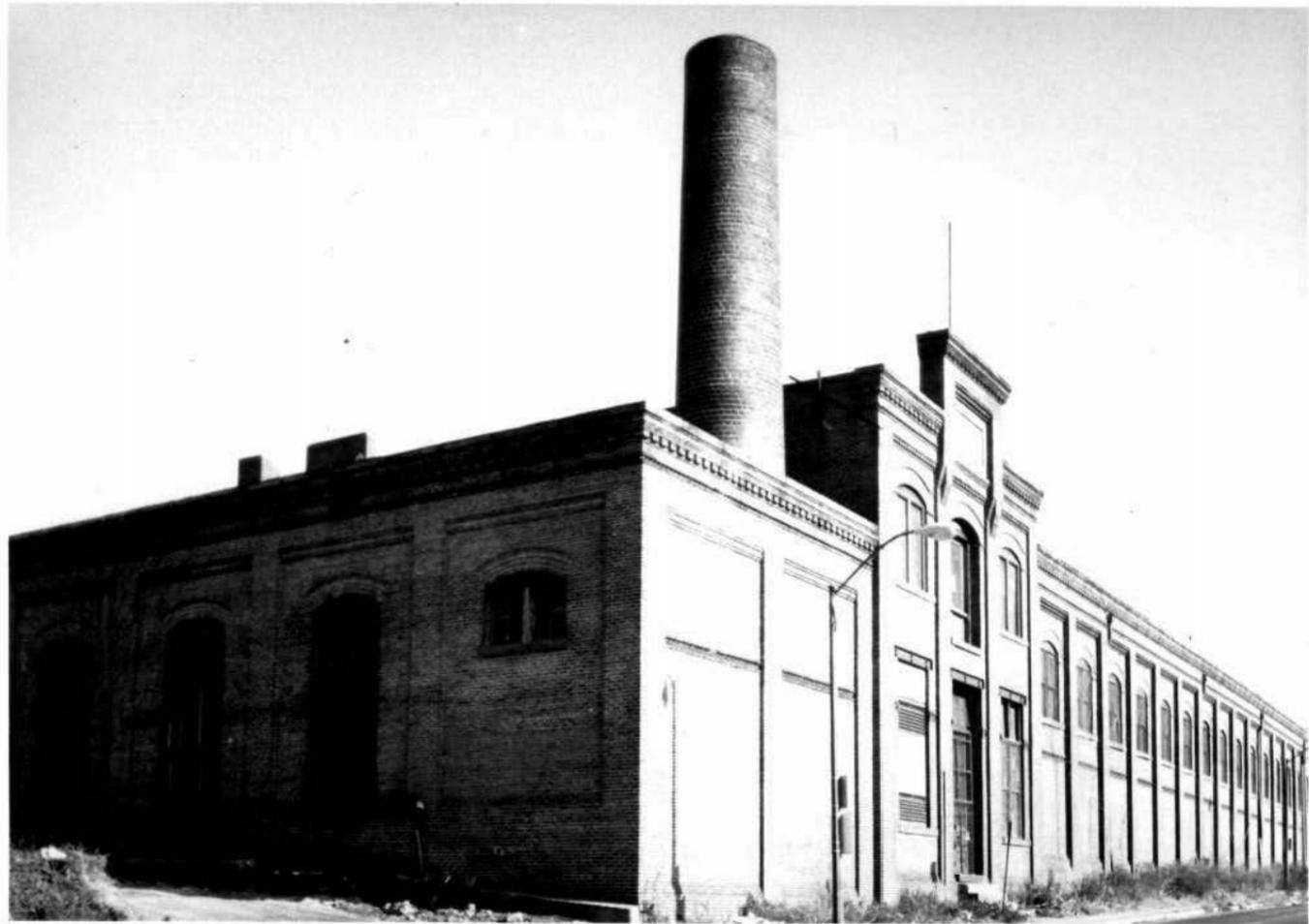
DISTRICT I.D. NO



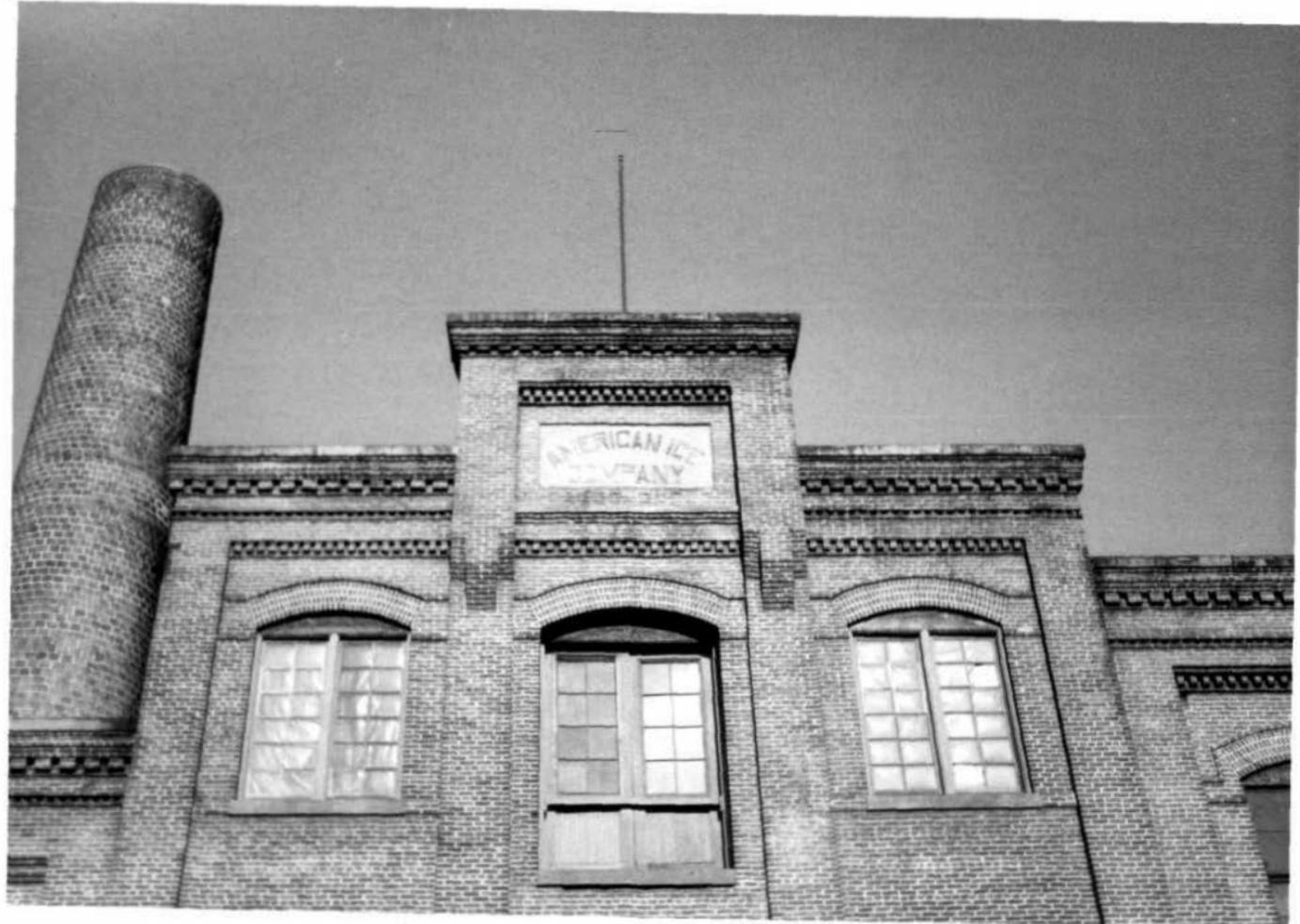
(BALTIMORE EAST) 5661 SE
 OVERLEAF 6.8 MI
 BEL AIR 23 MI
 5.5 MI TO MD. 7
 HAVRE DE GRACE 37 MI
 2.8 MI. TO U.S. 40
 1.3 MI. TO U.S. 40

AMERICAN
 Ice Co.
 18³ 57307⁴³ 50470

AMERICAN ICE CO.
 BALTIMORE, MD
 ADDRESS FROM: U.S.G.S. 75#
 BALTIMORE EAST QUAD
 18³ 57307⁴³ 50470
 B-1040



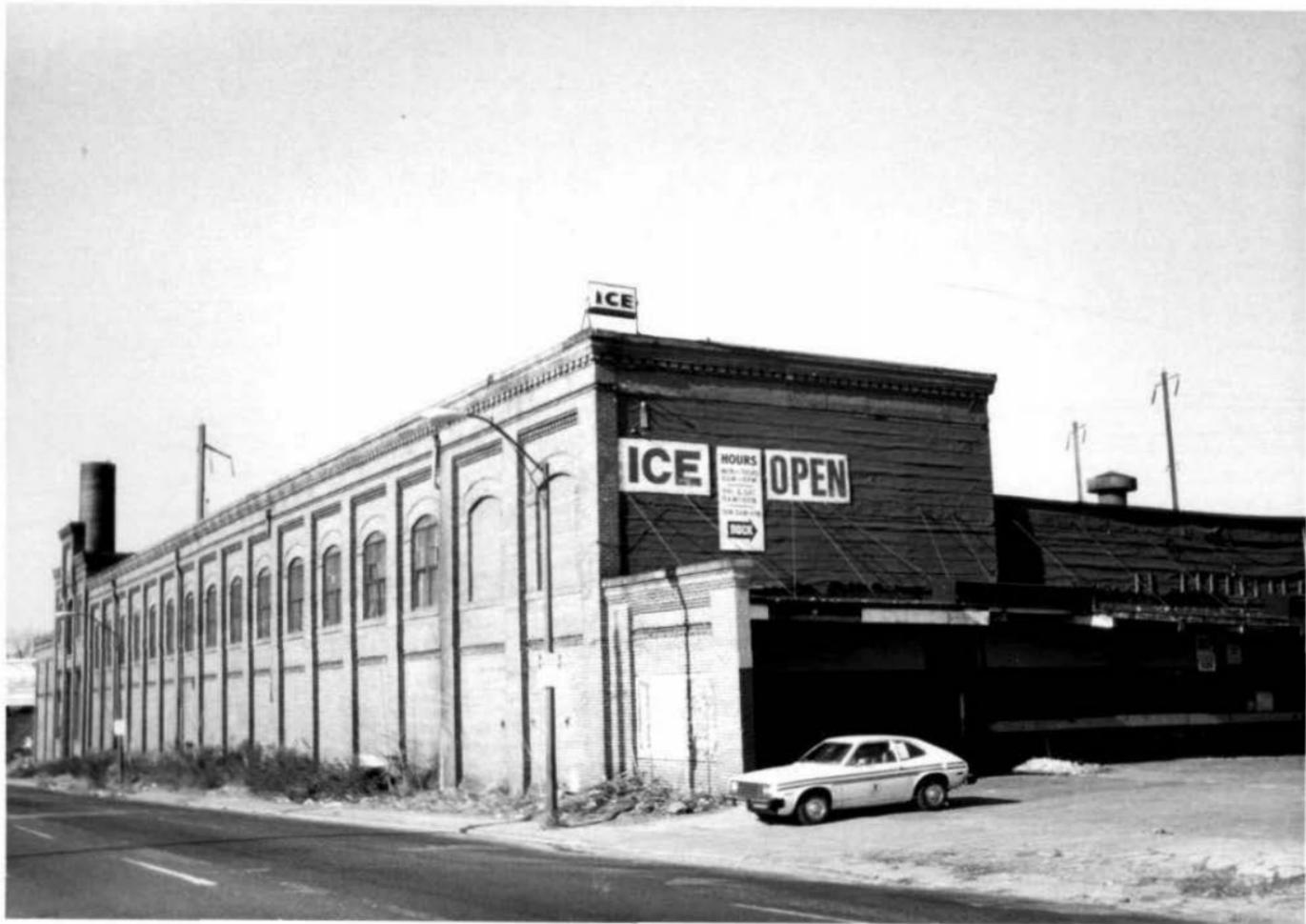
AMERICAN ICE CO. B-1040
BALTIMORE CITY, MD.
PHOTO: ANN STEELE
NEG. LOC.: MD HISTORIC TRUST
DEC. 1980 *Looking Northeast*



AMERICAN ICE CO.
BALTIMORE CITY, MD.
PHOTO: ANN STEELE

B-1040

NEG. LOC.: MD HISTORIC TRUST
DEC. 1980 South facade - Engine Room



ICE

ICE

HOURS
MON - THUR
10:00 - 10:00
FRI - SAT
10:00 - 10:00
SUN - MON
10:00 - 10:00

OPEN

DOOR



AMERICAN ICE CO.
BALTIMORE CITY, MD.
PHOTO: ANN STEELE

B-1040

NEG. LOC.: MD HISTORIC TRUST

DEC. 1980 South facade
Looking west

ICE

ICE

HOURS
MON - THURS
5AM - 5PM
FRI. & SAT.
5AM - 8PM
SUN 5AM - 4PM
DOCK →

OPEN



AMERICAN ICE CO.
BALTIMORE CITY, MD.
PHOTO: ANN STEELE

B-1040

Neg. Loc.: MD Historic Trust
Dec. 1980 *East Sacade*



AMERICAN ICE CO. B-1040
BALTIMORE CITY, MD
PHOTO: ANN STEELE
NEG. LOC.: MD HISTORIC TRUST

MUSEUM

DEC 1980

loading docks