

*Easement*  
**MARYLAND HISTORICAL TRUST  
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes   
no

Property Name: Baltimore Wholesale Fish Market Inventory Number: B-18  
Address: 35 Market Place Historic district:  yes  no  
City: Baltimore Zip Code: 21202 County: Baltimore City  
USGS Quadrangle(s): Baltimore East  
Property Owner: Mayor and City Council Tax Account ID Number: 04111375005  
Tax Map Parcel Number(s): \_\_\_\_\_ Tax Map Number: 4  
Project: Red Line Corridor Transit Study Agency: Mass Transit Administration  
Agency Prepared By: John Milner Associates, Inc.  
Preparer's Name: Katherine Larson Farnham Date Prepared: 1/16/2006

Documentation is presented in: MHT State Historic Sites Inventory Form (1984); Maryland Real Property Tax database; Enoch Pratt Free Library--Maryland Room vertical files

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  no Listed:  yes  no

Site visit by MHT Staff  yes  no Name: \_\_\_\_\_ Date: \_\_\_\_\_

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

The Baltimore Wholesale Fish Market is a large, oblong brick market building with three visible primary facades, constructed in a Beaux Arts-Classical Revival style. It is two stories tall with a front-gabled center roof running its full length, and low-pitched side roof slopes. The two end facades are each five bays wide, and the north side is 14 bays long. At each end of the side facades is a modern two-story glass and steel stair tower. Both the end and side facades are symmetrical. Each end facade has a projecting one-bay gabled center section with paired brick side pilasters, elaborate stone trim, and partial gable returns. On either side of the center section are two bays of triple windows, which all have a larger center window flanked by narrow side windows, segmental-arched tops with stone keystone details, and stone sills. The lower windows are taller and include a transom, and the upper windows are short and have sills with stone brackets. Stone belt courses run across the building at the level for the first floor window sills and the second-floor upper lights, and there is a molded stone cornice band as well. The center gable section is taller than the side sections and contains a two-story Roman-arched aperture, which was originally open but was infilled in the 1920s with entrance doors at ground level and a series of multilight arched windows on the mezzanine and upper levels. The entry doors currently on the building are four-light replacements, and all of the windows on the building are inoperable modern replacements that closely resemble the divided-light, double-hung wooden sash windows that were originally installed. The side facade bays

**MARYLAND HISTORICAL TRUST REVIEW**

Eligibility recommended  Eligibility not recommended

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

MHT Comments:

*John Farnham*  
Reviewer, Office of Preservation Services

7/25/06

Date

*[Signature]*  
Reviewer, National Register Program

8/7/06

Date

200601766

each contain one-story triple window banks similar to those on the end facades. These include almost full-height windows with transoms on the first floor (replacing former loading docks) with segmental-arched secondary windows immediately above them. The second floor windows are segmental-arched triple windows identical to those on the end facades. Both the ends and sides of the building are studded with numerous steel wall anchors, consisting of a round disc with a five-point star.

The Baltimore Wholesale Fish Market stands on a site that has been a market since 1773. The Baltimore Fire of 1904 destroyed the Centre or Marsh Market on the site. Three new markets were constructed immediately at Market Place in 1906 by the Centre Market Commission, and included the Wholesale Fish Market, the Retail Market, and the Wholesale Produce Market. The architect was Simonson and Pietsch Architects, and the contractor was Charles L. Stockhausen. Of the three, only the Fish Market survived into modern times. The Fish Market was originally an open-air facility, but the end arches were enclosed in the 1920s. The building continued in use as a fish market until it closed in 1984. The fish merchants needed more modern facilities with better truck access, parking, heating, and room for expansion, and the Fish Market area was part of the city's intensive Inner Harbor redevelopment plans as a restaurant and entertainment district. Since no nearby site could be found for them, the fish merchants moved to a new facility in Jessup, and the old market was made available to developers who would adapt it for new use. The developers selected by the city planned to convert the market into an entertainment complex with a jazz cabaret, music hall, and a variety of theme restaurants and lounges. More recently, the Fish Market was converted into Port Discovery, a children's museum. The city has retained ownership of the building. Adaptive reuse resulted in a number of alterations to the building, including the new corner stair towers, the replacement of all of its windows with similar but not historically accurate steel and tinted glass sash, new brick veneer on the exterior, new ornamental wall anchors, and the infill of the side loading docks. Large neon letters spelling "PORT DISCOVERY" have been mounted along the roof peak.

Due to the recent changes and some loss of integrity, the Baltimore Wholesale Fish Market does not meet NRHP Criterion C as an example of a historic market building. However, the Baltimore Wholesale Fish Market is significant under NRHP Criterion A for its longtime use as the primary fish market in Baltimore and as a key component of centralized wholesale marketing in the city. It is recommended eligible for the NRHP.

**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

Baltimore Wholesale  
Fish Market  
MIHP# B-18

Baltimore  
East





B-18

Baltimore Wholesale Fish Market

Baltimore City, MD

Sarah Tramm

12/14/2005

MD SHPD

View to NE of west facade

#1 of 4



The  
Kid-Powered  
Toy Store

HiFlyer  
Purchase Tickets Here!

B-18

Baltimore Wholesale Fish Market

Baltimore City, MD

Sarah Traub

12/14/2005

MD SHPD

Detail of west entrance bay, to SE

#2 of 4



BELIEVE

B-18

Baltimore Wholesale Fish Market

Baltimore City, MD

Sarah Tramm

12/14/2005

MD SHPD

North facade, to SE

#3 of 4<sup>018</sup>



Harbor  
Park

PO

A 1825  
G.M.C. Sales & Service  
www.gmc.com

B-18

Baltimore Wholesale Fish Market

Baltimore City, MD

Sarah Traub

12/14/2005

MD SHPO

View to SW of east facade

#4 of 4

*file: 100-111111*  
*Easement*

# Maryland Historical Trust State Historic Sites Inventory Form

Survey No.

Magi No. B- 18

DOE  yes  no

## 1. Name (indicate preferred name)

historic Wholesale Fish Market

and/or common Wholesale Fish Market

## 2. Location

street & number 35 Market Place  not for publication

city, town Baltimore  vicinity of congressional district third

state Maryland county

## 3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input checked="" type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture <input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input 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	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment <input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government <input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial <input type="checkbox"/> transportation
	<input type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military <input checked="" type="checkbox"/> other: abandoned

## 4. Owner of Property (give names and mailing addresses of all owners)

name Mayor and City Council of Baltimore

street & number 100 N. Holiday Street telephone no.: 396-3100

city, town Baltimore state and zip code Maryland 21217

## 5. Location of Legal Description

courthouse, registry of deeds, etc. Baltimore City Courthouse liber

street & number 100 N. Calvert Street folio

city, town Baltimore state Maryland

## 6. Representation in Existing Historical Surveys

title

date  federal  state  county  local

depository for survey records

city, town state

## 7. Description

Survey No. B-18

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date of move
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

## Summary Description:

The Baltimore Wholesale Fish Market is located at 35 Market Place between Water and Plowman Streets on the north and south and between Market and West Falls Ave. on the east and west sides of the market warehouse. The large rectangular, detached, brick structure is two stories high, fourteen bays long on the sides, four large windows across the front and back on either side of a large arched entrance way and the building has a low pitched gabled roof. Its eclectic design contains some Italianate as well as Beaux Arts Classical architectural elements. Some of its most distinctive architectural features include the Beaux Art Classical style arched entrance ways on the front and back of the building with its Classical pilasters and the Italianate arcade of fourteen windows on both sides of the building. Alterations were done around 1920 when both arched entrances were filled in with wooden doors and segmented arched windows. Some of the distinctive interior features include the large open space and large expansive ceiling with its elaborate trusswork.

## General Description:

The Fish Market has been in the same original location, in the eastern portion of downtown Baltimore, since 1906 and a fish market has been on the same property area, as a part of the whole Centre Market Place complex since 1773. Surrounding the Fish Market is the harbor and the Candler building, Baltimore Community College, the Brokerage Development Project and on the northside is East Baltimore Street.

The rectangular structure of the Fish Market measures about fourteen window bays on both the <sup>north</sup>~~east~~ and <sup>south</sup>~~west~~ sides and about one third of a side equals the width of the front and back of the symmetrical structure. Both the front and back are identical

and the two sides are also identical to each other. The structure has two stories and the first floor appears to be twice the height of the second.

The Beaux Art Classical style is evident on the front and back of the building with its impressive pedimented, classical, arched entrance ways, which are made of stone and brick. On either side of these entrance ways are two brick, pseudo, doric pilasters. Four larger, segmented arched windows mark the front and back of the building with two windows on either side of the doors on the lower story. And above each of the larger, lower story windows are similiar smaller windows on the second story on both the east and west ends of the building. A simple, stream course runs through the second story windows on the front and back of the Fish Market.

Both identical sides of the Fish Market have a long Italianate arcade of fourteen, recessed, segmental arched windows across on the second story. Included in the Italianate arcade on either side of the building is a spandrel which runs the whole length of the structure between the first and second story windows. The first story consists of fourteen, metal garage doors which are the loading docks and each one is in line with the fourteen windows. Directly above and in line with the metal doors is the line of fourteen first story, filled in, arched windows. A short, little roof overhangs from the covered-over first story windows and shelters each individual loading dock on both the north and south sides of the building. Other windows on the front and back have also been filled in with wood or at least covered over.

Since 1906, the Fish Market has had only one major, yet re-adjustable alteration. Originally the market was an open-air pavillion, yet since the 1920's both arched entrances at the front and back of the market have been filled in with wooden doors and segmented arched windows, eliminating the open-air effect.

Both the stone trim which accents the windows and the common bond, red brick exterior of the Fish Market have weathered well in the last 78 years. "Fish Market" appears in bold letters above the archway at the east end of the structure. A chimney appears on either side of the pedimented entrance at both the east and west ends of the building. Out of necessity, more modern outdoor lights were added during the Fish Market's heavy use. On both the north and south sides of the building, letters appear above the second story windows which read, "Visitors- Wholesale Fish Market-Welcome."

Few alterations have been done in the building's interior either. The only major alteration was done around the 1920's when the skylight on the ceiling was filled in with wood, eliminating a considerable amount of light in the large, long, open space of the interior. The middle space, running the length of the building is a big open space area. The north and south walls of the interior are lined with fourteen loading docks on each side. Each space in front of these loading docks is partially separated by steel braces which support the second story offices. A cement floor reveals the wear and tear of 75 years of use. Stairways in each corner of the building lead to the second story offices, which line the north and south sides of the structure.

A railing runs along the second story of the building outside the offices where one can look down on the first floor. A simple system of steel trusts and supports accents the ceiling. One part of the second story floor reveals an area where the floor has warped and some of the pilasters are deteriorated, although they are easily repairable. There are wooden floors in all the second story offices and some of the walls have inexpensive paneling. The second story arched windows bring light into the offices, although overall the building is very dimly lit.

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"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	
	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> invention	
	<input type="checkbox"/> law	<input type="checkbox"/> religion	
	<input type="checkbox"/> literature	<input type="checkbox"/> science	
	<input type="checkbox"/> military	<input type="checkbox"/> sculpture	
	<input type="checkbox"/> music	<input type="checkbox"/> social/humanitarian	
	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater	
	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation	
		<input type="checkbox"/> other (specify)	

Specific dates erected 1906 Builder/Architect Simonson and Pietsch

check: Applicable Criteria:  A  B  C  D

and/or

Applicable Exception:  A  B  C  D  E  F  G

Level of Significance:  national  state  local

#### Summary of Significance:

The Baltimore Wholesale Fish Market is an architecturally unique, commercial structure and is a fine example of the work of Baltimore architects Otto Simonson and Theodore Wells Pietsch, who contributed greatly to architecture in the Baltimore area in the late 19th and early 20th centuries. The Fish Market's most distinctive architectural features, which make it architecturally significant, include its unique Classical arched entrance ways with pilasters on the front and back and its Italianate arcade of windows on both sides of the structure. Historically the building is significant as a fish market and for its contribution

Wholesale Fish Market  
Baltimore (City), Maryland  
Significance page two

B-18

to the development of Baltimore with its growing seafood industry. The Fish Market serves as a symbol of Baltimore. Although the present structure was built in 1906, there has been a fish market on that general site since 1773, which was part of the old Marsh Market. In addition, of all the markets in Baltimore the Fish Market has the longest tradition, is very unique architecturally, it made a major contribution to the seafood industry and also it is the least altered of all the markets and in particular fish markets in Baltimore.

#### History and Support:

There has been a market on the general site of the present Wholesale Fish Market since 1773. The original market was called Centre or Marsh Market, named after the Harrison Marsh on which it was built. The fire of 1904 totally destroyed the original Marsh Market and the present Wholesale Fish Market, the Retail Market and the Wholesale Produce Market were built at Centre Market Place by architects Simonson and Pietsch in 1906. The only surviving building of the three is the Wholesale Fish Market.

Neither Simonson or Pietsch were native Baltimorians. Otto G. Simonson was born in Germany on April 1, 1863, and Theodore Wells Pietsch was born in Chicago, Illinois, on October 2, 1868. Both of these architects came to Baltimore in the late 1890's and early 1900's and eventually began to practice together.

The Fish Market serves as one of the finer examples of their works here in Baltimore which include Eastern High School, the Retail Market, the Wholesale Produce Market, Mount Royal Garage, the Southern Hotel and the Music Pavilion at River View Park. Similarities can be seen in the classical pedimented arch of the front and back of the Fish Market and the arch of the Music Pavilion at River View Park and also the arcade on the sides of the Fish Market and similar arcades on the sides of the Wholesale Produce Market which was done in the same year. Although some of these architectural features can be seen in other

works by Simonson and Pietsch, in the case of the Fish Market all of these distinctive features come together and create one of Simonson and Pietsch's most significant works.

Traditionally markets in Baltimore were merely fields or pastures where farmers just pulled up their wagons in a group, creating stalls, to sell their products. Later farmers used awnings and eventually more permanent shelters were built. Most late 18th and early 19th century markets began as open-air pavilions, as did the Fish Market. Unlike the other smaller neighborhood markets, the Centre Market was a much more centrally located, city market which served the whole city of Baltimore rather than just one particular neighborhood. Therefore, the whole complex of Centre Market Place and the Fish Market in particular was able to bring together groups from different neighborhoods in a rapidly growing town like Baltimore. The Fish Market not only contributed to the growth of Baltimore and its fish industry, but it also contributed to the development of an area within the city. Baltimore is one of the few cities to still maintain the old wholesale market system with stalls, which help bring the producers and consumers closer together.

In comparison to other markets in Baltimore, the Fish Market has had the longest tradition not because the structure itself is the oldest of other markets, but this particular fish market was the oldest in Baltimore, founded in 1773. The Fish Market has remained in the same general location, although after the fire its location was moved from the middle of the street to the side, yet it is still on the same property lots. The next two markets founded after Centre Market Place were Hanover and Camden markets which were founded in 1784, eleven years later than the Fish Market.

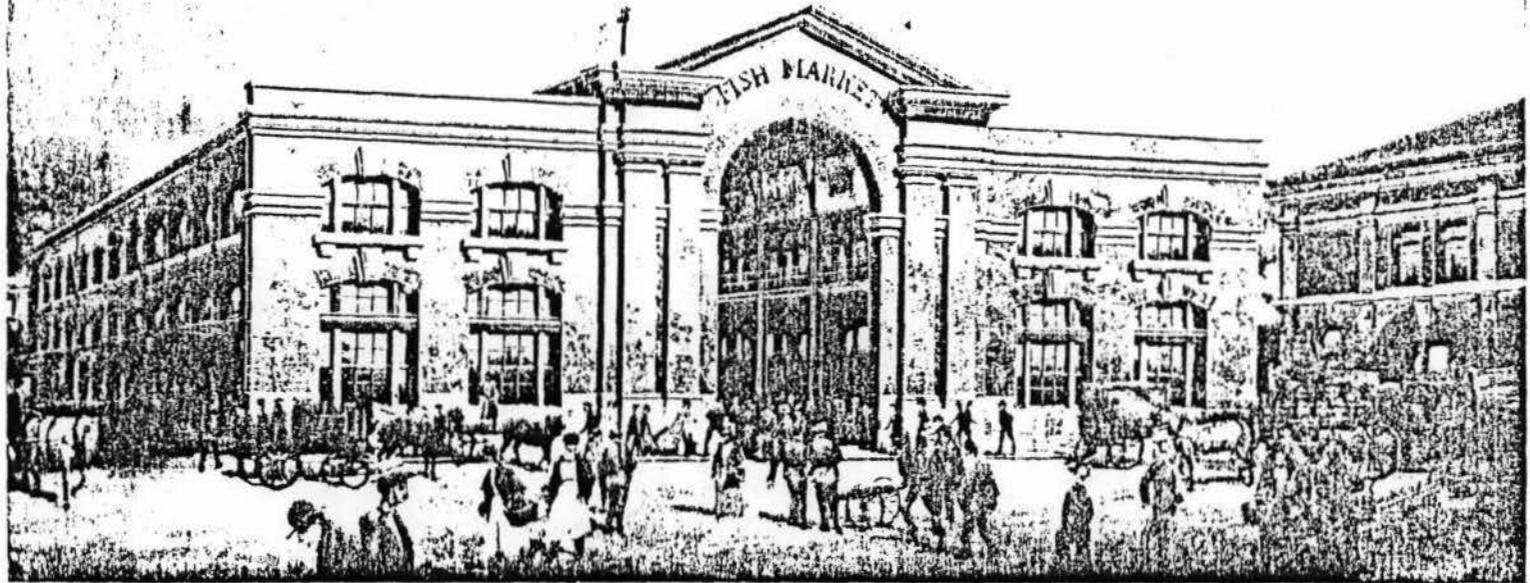
Also, the Fish Market is the most architecturally unique of any other Baltimore markets with its large Classical, pedimented, arched entrance ways, long Italianate arcade of windows on both sides and its huge interior space with its simple

steel trusswork supporting the low pitched, gabled roof. No other markets in Baltimore have the same distinctive exterior features and create the same interior effect of spaciousness. In addition, the Fish Market is the least altered of any other markets. For example, both the Broadway and Lexington markets have been extensively modernized and altered and others such as Hanover and Camden markets no longer exist. Many others were remodeled, burned or moved to a different location entirely. Yet the Fish Market on the other hand has had only two minor alterations since 1906 and these alterations can easily be adjusted back to the structure's original appearance. For example, the filled-in arched entrances and filled-in wooden skylight can be fixed.

Finally, the Wholesale Fish Market was the most major fish market in Baltimore and therefore contributed the greatest to the seafood industry of Baltimore.

The Fish Market has maintained its integrity as an architecturally significant structure as well as its integrity of location near the harbor. By listing the Wholesale Fish Market of Baltimore in the National Register of Historic Places the public will appreciate the building's significance architecturally as well as historically with the role it played in the growth and improvement of the city of Baltimore. Not only is the structure an aesthetic feature of the city, but it also serves as a reminder of early 20th century life in Baltimore.

Original appearance of the Fish Market in 1906. Note open-air pavilion through the archway.



*Fish Market  
Center Market Space  
for Baltimore City.*

EDWARD D. PRESTON  
INSPECTOR OF BUILDINGS  
CHARLES L. STOCKHOUSEN  
CONTRACTOR

CENTER	GENERAL FELIX AGNUS, CHAIRMAN
MARKET SPACE	HENRY M. CLARK
COMMISSION	FRANK FURST
	E. CLAY TIMANUS, MAYOR
	GEORGE H. HEFFNER
	COMPTROLLER



B-18

5-15

Wholesale Fish Market  
Baltimore (City), Maryland

B-18

Photo B.

Original appearance of the interior of the Fish Market in 1906.  
Note the skylight and the huge open space.



Bibliography

Blumenson, John J.-G., Identifying American Architecture,  
Nashville, American Association for State and Local His-  
tory, 1981.

Book of Maryland Men and Institutions, Maryland Biographical  
Association, 1920.

Connolly, James P., "Fish Market Ending Busy Lenten Season,"  
Baltimore Sun, March 17, 1940.

Dilts, James, "The Fish Market We Didn't Expect Nirvana,"  
Baltimore Sun, May 5, 1982.

"Fish in the Sticks?", Baltimore Sun, October 4, 1981.

Kelly, Frederick, "Something Fishy's Going on at 4 A.M.,"  
Sun Magazine, November 30, 1980.

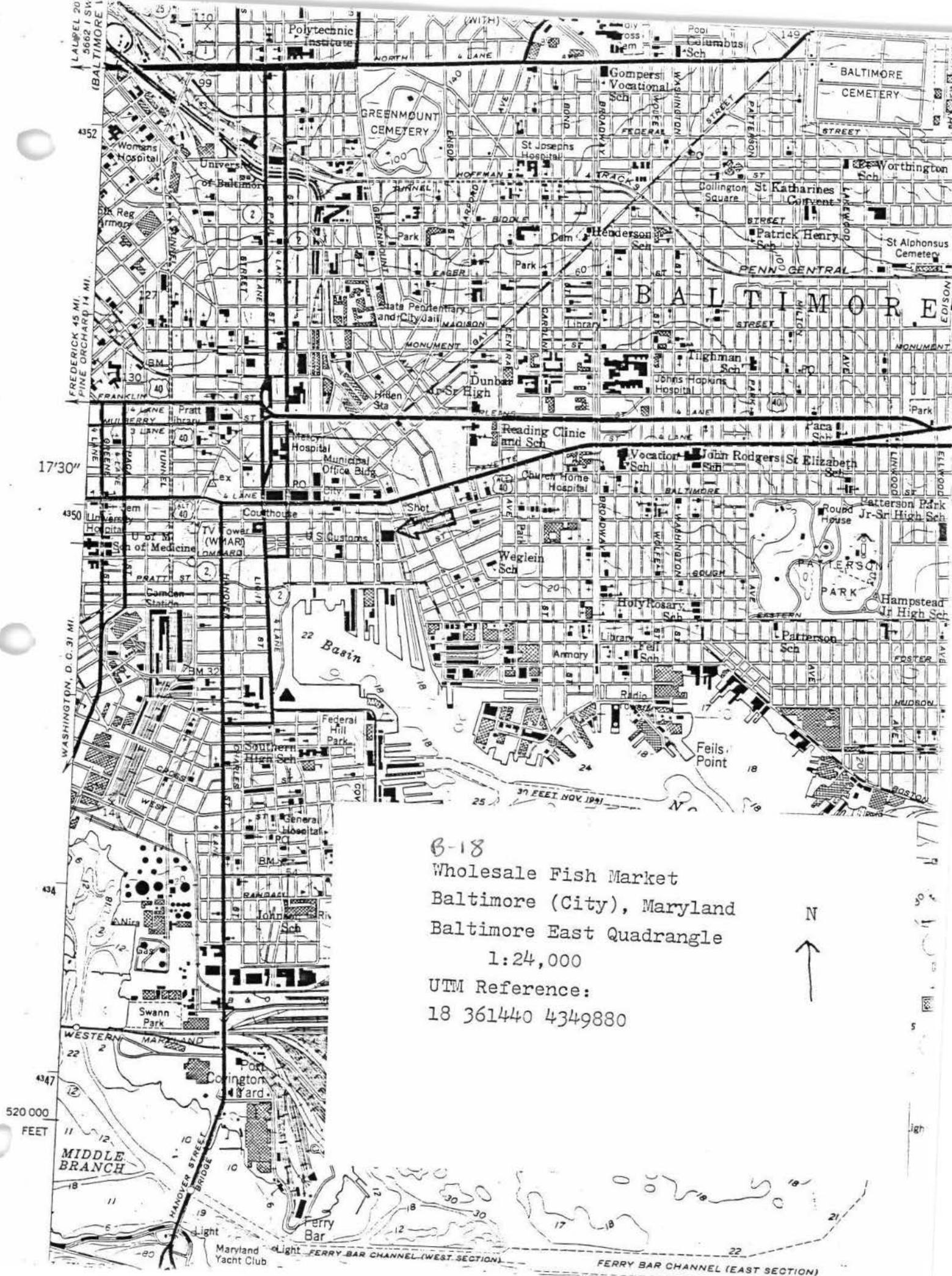
"Markets An Integral Part of Life in Baltimore," Baltimore  
Sun, May 16, 1975.

McCardell, Lee, "11 Public Markets Still Keep Up City's Tradi-  
tions; Picturesque Spots Many, Baltimore Sun, May 5, 1937.

Recent Works of Simonson and Pietsch, Architects, A collection  
of drawings.

Saylor, Henry H., Dictionary of Architecture, New York, John  
Wiley and Sons, 1952.

Warren, Marion E., and Mame, Baltimore When She Was What She  
Used to Be, The Johns Hopkins University Press, Baltimore,  
1983, pp. 45-47.



6-18  
 Wholesale Fish Market  
 Baltimore (City), Maryland  
 Baltimore East Quadrangle  
 1:24,000  
 UTM Reference:  
 18 361440 4349880



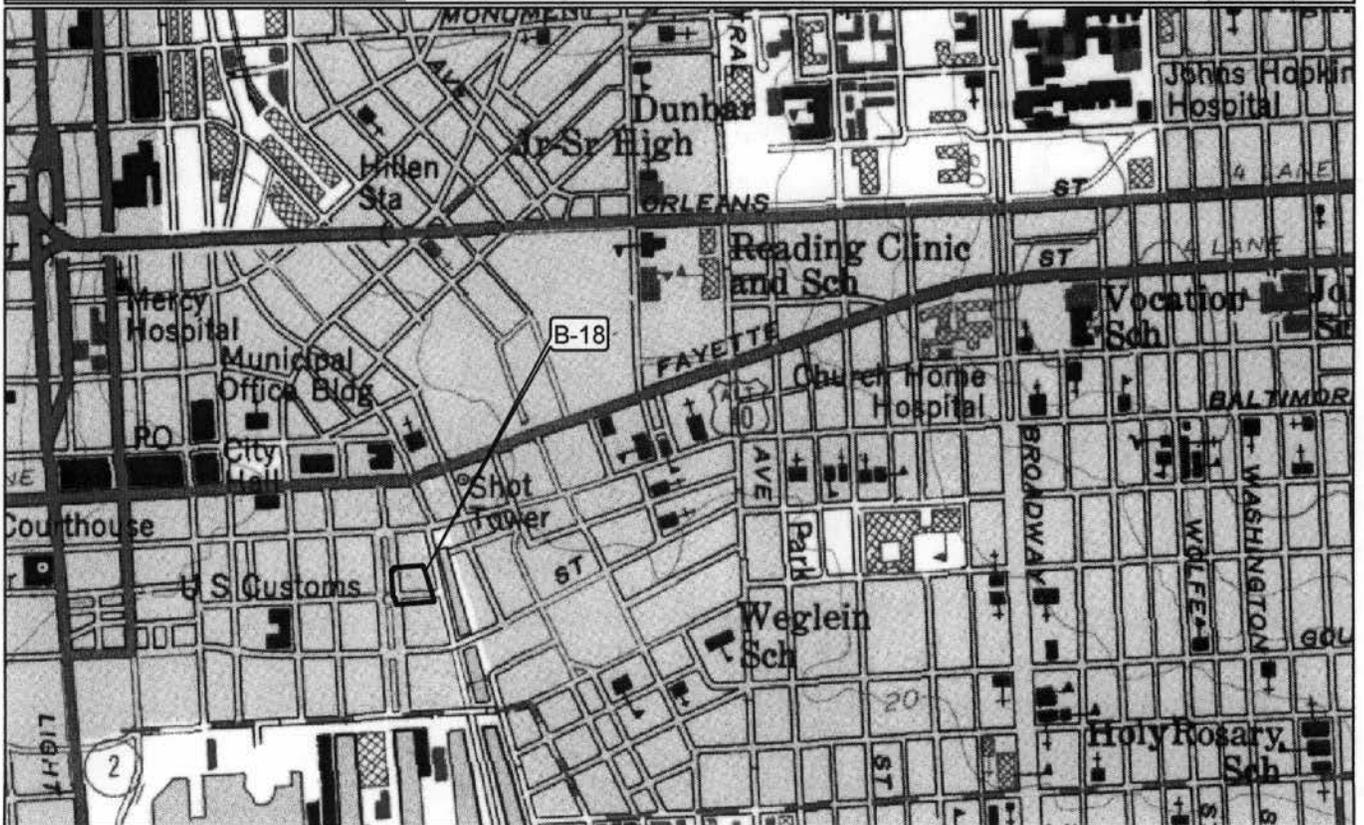
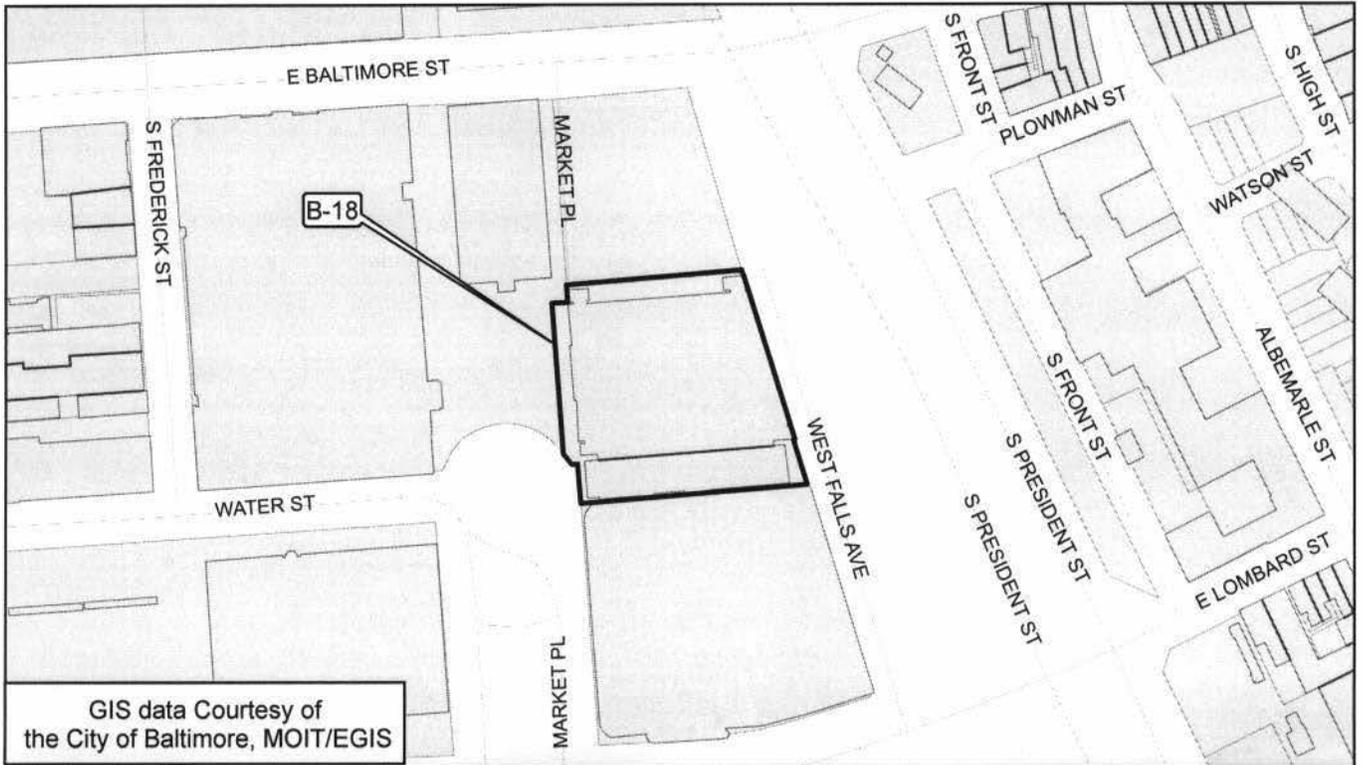
520 000  
FEET

MIDDLE  
BRANCH

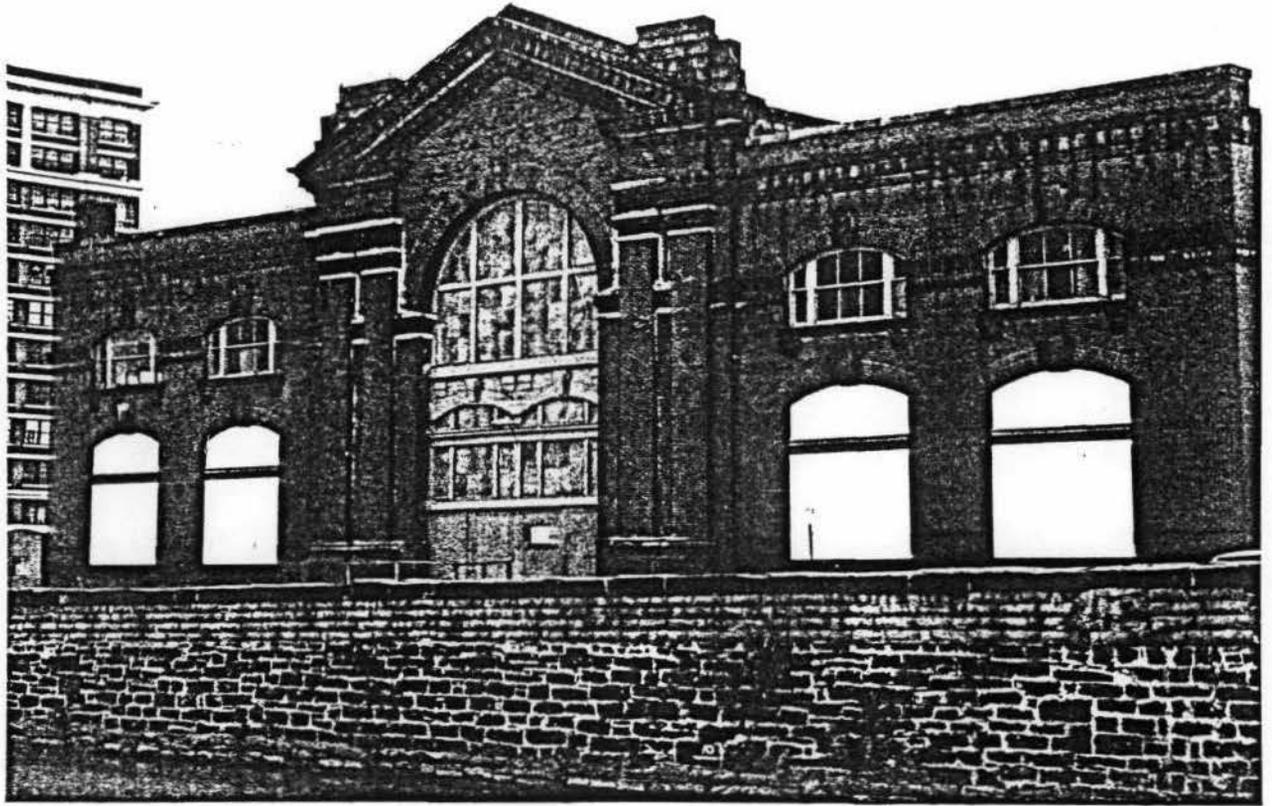
MARYLAND LIGHT FERRY BAR CHANNEL (WEST SECTION)

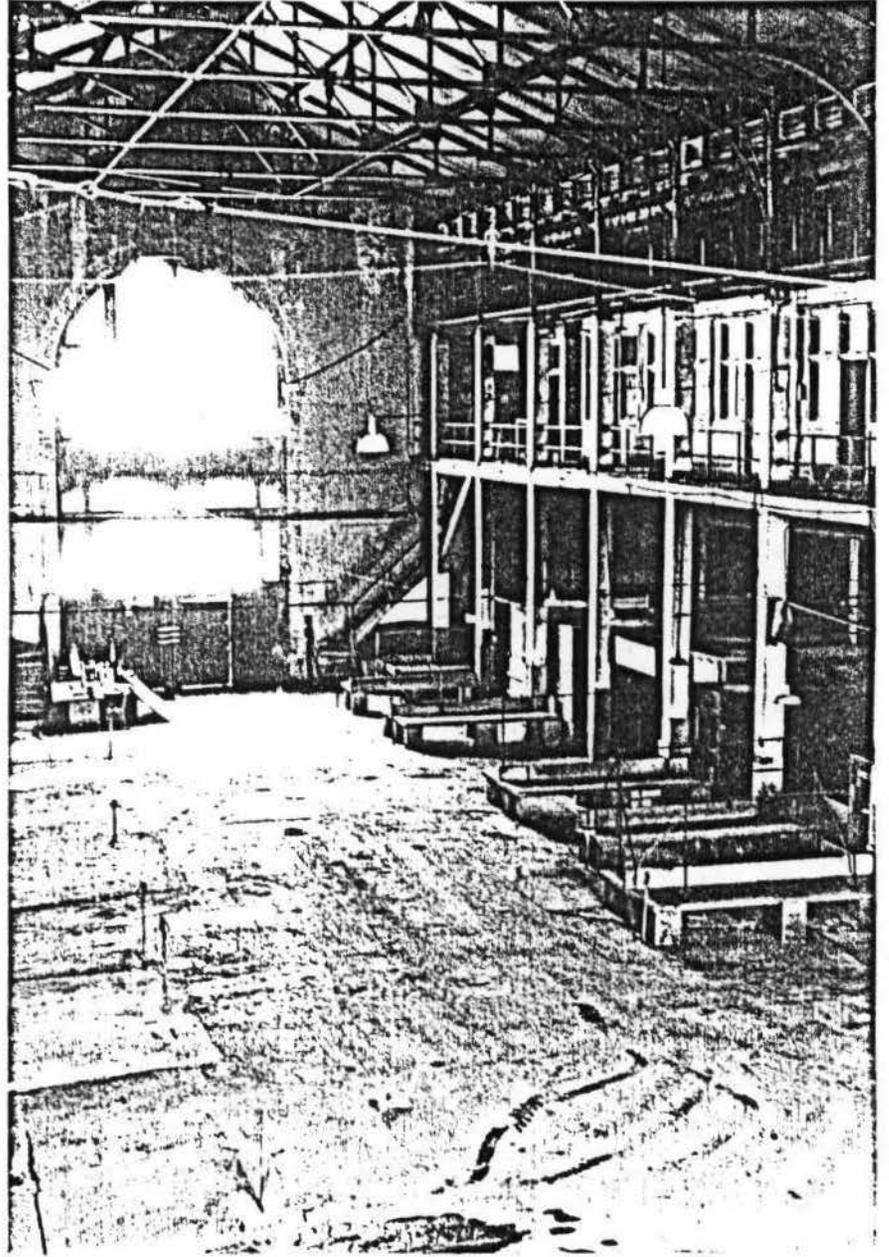
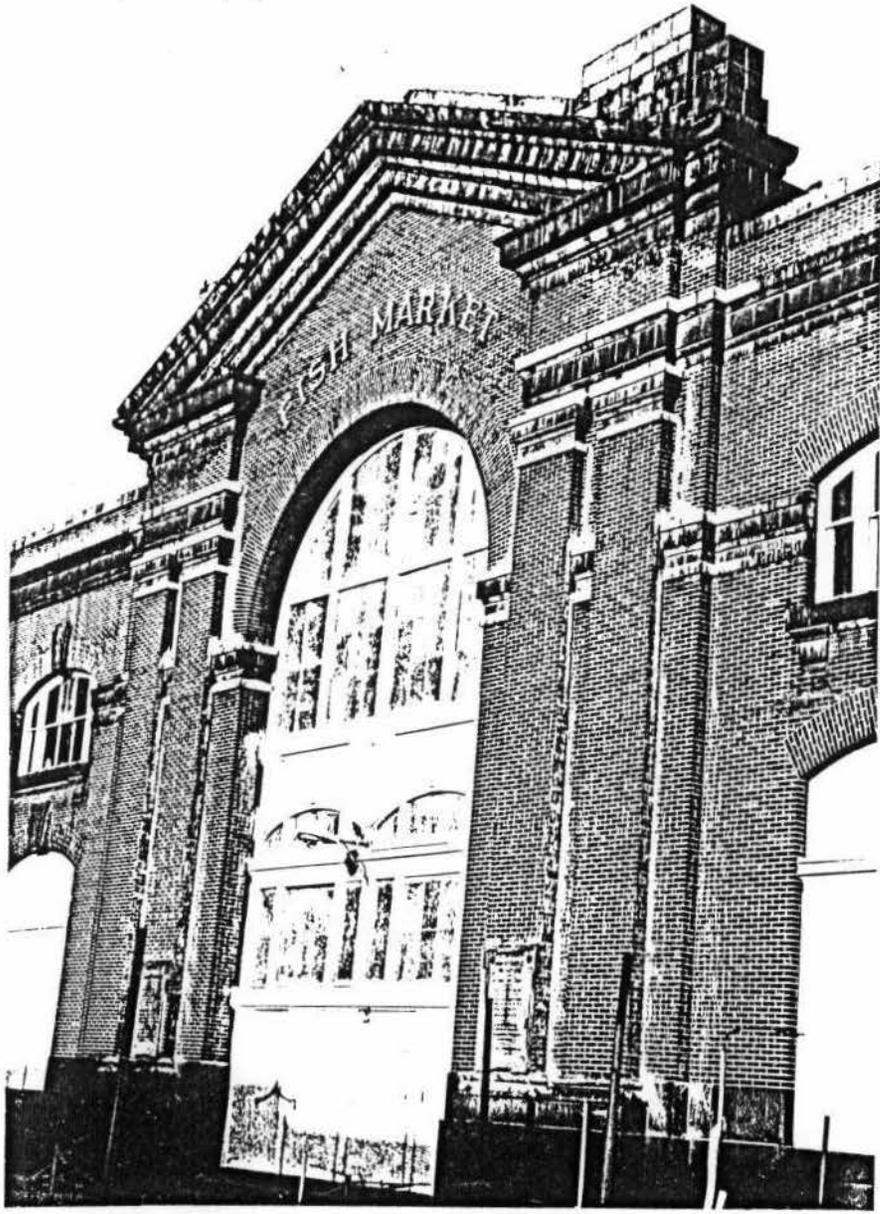
FERRY BAR CHANNEL (EAST SECTION)

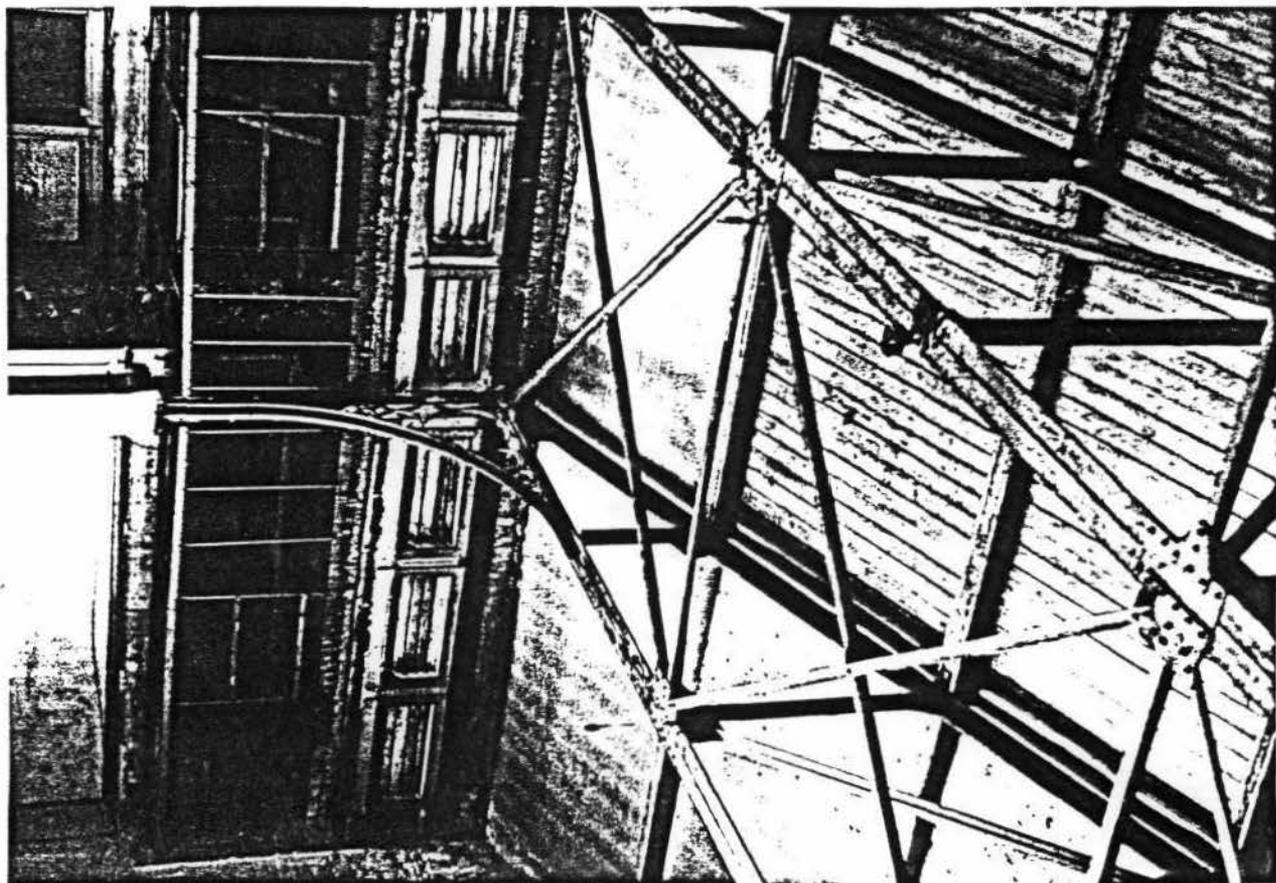
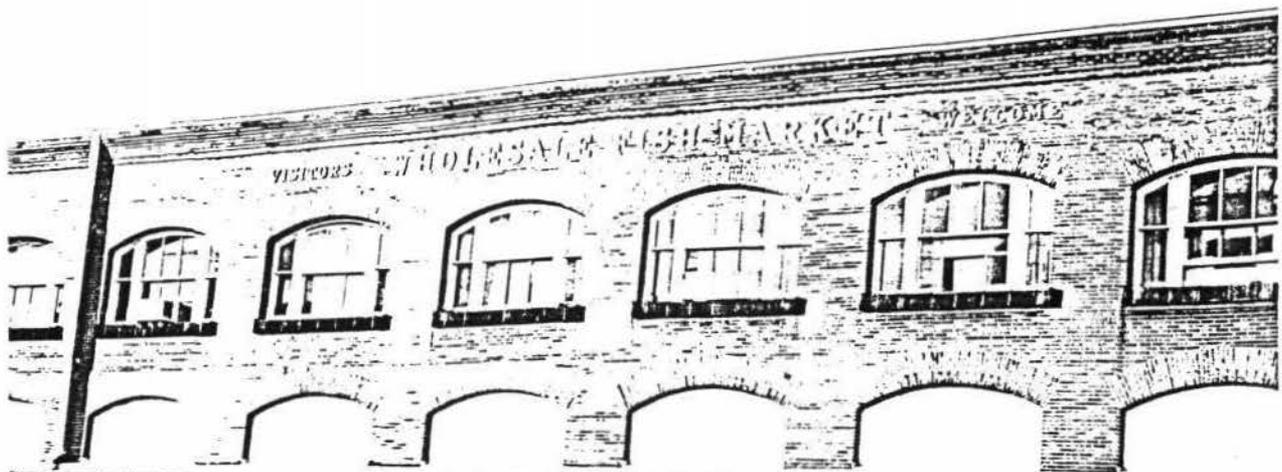
B-18  
Fish Market (Wholesale Fish Market, Baltimore Children's Museum, Port Discovery)  
35 Market Place  
Block 1375, Lot 005  
Baltimore City  
Baltimore East Quad.













Fish Market

B-18

Anthony Oliver James July 1972