

B-2323

**United States Department of the Interior  
Heritage Conservation and Recreation Service**

for HCRS use only  
received  
date entered

**National Register of Historic Places  
Inventory—Nomination Form**

See instructions in How to Complete National Register Forms  
Type all entries—complete applicable sections

**1. Name**

historic The Heiser, Rosenfeld, and Strauss Buildings

and/or common Inner Harbor Lofts I

**2. Location**

street & number 32-42 South Paca Street \_\_\_ not for publication

city, town Baltimore \_\_\_ vicinity of congressional district Third

state Maryland code 24 county Baltimore City code 510

**3. Classification**

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input 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 type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input checked="" 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 checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input checked="" type="checkbox"/> other: Apartments

**4. Owner of Property**

name Inner Harbor Lofts, Associates

street & number 36-38 South Paca Street

city, town Baltimore \_\_\_ vicinity of state Maryland 21201

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Baltimore City Courthouse

street & number Room 601

city, town Baltimore state Maryland 21202

**6. Representation in Existing Surveys**

title Commission for Historical and Architectural Preservation Neighborhood Survey has this property been determined eligible?  yes  no

1976 \_\_\_ federal \_\_\_ state \_\_\_ county  local

depository for survey records CHAP, Room 601, City Hall

city, town Baltimore state Maryland 21202

## 7. Description

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

### Describe the present and original (if known) physical appearance

The Inner Harbor Lofts I nomination comprises a complex of three structures historically known as the Heiser Building, the Rosenfeld Building, and the Strauss Building. The three buildings are located at the northwest corner of Lombard and Paca Streets in downtown Baltimore.

The Heiser building, 32-34 South Paca Street, is a six-story structure of brick, stone, and iron, eight bays wide and fourteen bays deep.

The freestanding north side of the building is built of brick laid in common bond. All windows have double-hung with 1/1 sash, segmental arched brick lintels, and stone sills. Metal shutters flank the windows of the first four floors. The roof of the building slopes to the rear. Faded painted advertisements of men modeling clothing and the accompanying brand names, dating from after the turn of the century, remain on the east end of the side wall.

The front of the building features a first floor of glass and iron. A symmetrical arrangement of two entrances is reached by sets of broad metal stairs. A brick pier separates the recessed entrances, which are filled with wood and glass double doors with transoms. Large glass windows above wooden panels flank the entrances. A central pier and two brick piers at either side of the building support a massive iron lintel adorned with rosettes. A stone belt course runs above the iron lintels.

Sets of three slim, engaged columns of molded brick rise from the second through fifth floors, accentuating the central and end piers. A stone cornice with dentils crosses the facade above this. The stone capitals are carved with ornamental leaf and vine details. The columns are detailed with molded, basket-woven brick. The rectangular windows between all have double-hung, 1/1 light sash, heavy stone lintels, and banded stone sills.

The sixth floor windows above the cornice are arranged six on either side of the central pier in two groupings. Each window is round arched with brick lintel and banded stone sill. Engaged colonettes at the ends and in the middle carry the detail of the lower columns.

A brick parapet with copper banding at top and bottom edges tops the roof. Recessed brick panels are arranged in patterns in the parapet.

The Rosenfeld building is located at 36-38 South Paca Street. This six-story, five-bay loft building is between the Heiser and Strauss buildings, making a row of fairly equally dimensioned loft structures. The building is faced with brick laid in imitation of heavily rusticated stone.

The first floor is composed of metal, wood, and glass. Metal steps lead to the recessed tripartite central entrance, which is filled with sets of double wood and glass doors. Metal piers flank the entranceway, and large shop windows border these. The end bays are slightly recessed behind the central portion of the building. Entrances are at ground level in either end; that on the left is accommodated in a large segmental arch with overscaled rusticated voussiors laid in brick.

SEE CONTINUATION SHEET #1.

FHR-8-300A  
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR  
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**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

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Inner Harbor Lofts I

Baltimore City

CONTINUATION SHEET Maryland

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DESCRIPTION, continued

The recession of the end bays is carried through to the sixth floor. The three central bays are five-story recessed panels containing windows and separated by narrower brick panels. They are terminated at the sixth floor by segmental arches with rusticated voussoirs in brick and over-scaled keystones of white brick. The wide central opening contains tripartite, double-hung windows with 3/3 lights. The flanking verticals have single sets of double-hung windows with 3/3 lights. There are pressed sheet metal panels between each floor of windows.

A brick parapet, portions of which have been rebuilt, tops the flat roof.

The Strauss building at 40-42 South Paca Street is a six story high, six bay wide, and eleven bay deep loft structure. It originally served as two separate facilities, with different addresses.

The first floor of the building is a composition of white stone, red brick, and cast iron. Resting on stone bases, three brick piers at center and ends rise to support massive iron lintels. At the juncture of piers and lintels, overscaled stone brackets with pedimented tops are set into the brick. Stone steps set between the piers lead to the first floor entrances. Four sets of double doors and two large windows fill the bays between the intermediary cast-iron verticals and the piers.

The second through fourth floors are fenestrated with segmental arched, double-hung windows with 1/1 lights. Banded stone sills are shared by the windows; lintels are of brick and stone skew blocks are set in the spandrels. Molded brick rosettes of a variety of motifs are set beneath the sills in rows. A minor stone cornice runs at the fifth floor level.

The windows of the fifth and sixth floors are round-arched and have double-hung sash with 1/1 lights. Courses of stone run at the spring-points of the arches. Panels of basket-weave brick are set below the stone sills. Above the sixth floor windows, molded brick rosettes are set in corbeled brick, and a metal cornice with a row of dentils crowns the roof.

The first floor piers are carried as pilasters at the center and edges of the front facade. They swell at the third and fifty floor levels and each is marked with double lines of vertical gouging for their entire height.

On the side of the building, the windows are all segmental arched with brick lintels and stone sills. Windows have double-hung sash with 4/4 lights. The fifth and sixth floors have smaller windows with 2/2 lights. The window openings in stories three through six have chamfered corners with brick pilaster insets at either side. The corbeled brick, rosettes, and metal cornice are carried onto the side from the front. A wooden water tower with conical roof rests on a metal frame at the rear of the roof.

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DESCRIPTION, continued

The iron rail on this Lombard Street side extends the length of the building; it is original.

The three buildings have been completely modernized for re-use as apartments. The exteriors have been cleaned and bricks repointed. The interiors of the buildings feature narrow courtyards with glass enclosed bridges connecting the three buildings on all levels. The large loft spaces on the six floors have been converted into 106 apartments. The first floor apartments are accessible from the interior courtyards or private street entrances. Upper level apartments are located on carpeted hallways bisecting the buildings. The buildings have also been modernized with elevators and fire stairs. There is a great flexibility in the design of individual apartments. Each apartment has a permanent core of kitchen and bath. The rest of the unit is open plan. Space over the bathrooms, which are 7'6" high, can be used as sleeping lofts or storage spaces. The ceilings in the buildings range from a height of 12 to 14 feet. Some of the units have an extended mezzanine level. The units generally feature large windows, exposed brick walls, and exposed pipes and ventilation shafts. Some also have spiral stairways and skylights.

# 8. Significance

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 checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

**Specific dates** 1886, 1887, and 1905 **Builder/Architect** Parker and Thomas, and others

### Statement of Significance (in one paragraph)

#### SIGNIFICANCE

The Inner Harbor Lofts are excellent examples of the type of loft structures or vertical manufactories which were concentrated in downtown Baltimore from 1850 to 1910. They are vitally linked to the importance of Baltimore as a major clothing, pharmaceutical, and tobacco products manufacturing center. The Heiser, Rosenfeld, and Strauss buildings were the homes of important local industries in the late 19th and early 20th century.

The buildings are also significant as representatives of commercial structures of that era, with styles ranging from Romanesque Revival to Beaux Arts. In particular, the Rosenfeld Building is important as the design of a leading local architectural firm of the early 20th century, Parker and Thomas.

#### HISTORY

The Heiser building, a Romanesque Revival structure, was built as a show factory for Charles Heiser in 1886. This building soon became headquarters for Isaac Freidenwald and Company, lithographers of regional importance. Frank Leslie's Illustrated Newspaper of 1888 wrote concerning Friedenwald: "It is not only unquestionably the largest and best equipped in the South, but in the varied and high character of its work and the extent of its facilities ranks among the foremost of the United States." About 1905 the structure became part of E. Rosenfeld and Company, clothing manufacturers. Many of Rosenfeld's painted advertisements remain on the exterior walls of all three buildings.

The Rosenfeld building is the newest building in the loft complex. It dates from 1905. This loft with overscaled Beaux Arts styling was built for E. Rosenfeld and Company. Illustrated Baltimore: The Monumental City, a book written in 1890, indicated that Rosenfeld specialized in night robes at that time. The firm was established in 1882 and had previously located at 306 Sharp Street and 116-118 West Lombard Street. By 1895 it had branches in New York, San Francisco, Saint Louis, Chicago, and Boston and a factory in Laurel, Maryland. The building, which was constructed for Rosenfeld in 1905, is among the earliest structures in Baltimore to have utilized reinforced concrete construction. The architects of the building, Parker and Thomas, also designed the Savings Bank of Baltimore and the Hansa Haus.

The Strauss building was built in 1887 on the site of the early 19th century Paca Street Church and Burial Ground. The building was originally used by the Kinny Tobacco Company, cigarette manufacturers. M. S. Levy and Sons, manufacturers of Straw Hats, was located in the building for a few years around 1895. The building at the corner of Lombard and Paca was called "among the foremost of its class" at the time it was occupied by M. S. Levy and Sons. Later the building was occupied by the Strauss Brothers, clothing and manufacturers. The Strauss Brothers were established in 1855 and were said to have carried "one of the most ample stocks of dry goods to be found in Baltimore." Their building, and excellent example of late Victorian styling executed in brick, terra cotta, and cast iron, also became part of the Rosenfeld complex around 1910.

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SIGNIFICANCE, continued

After many years of active industrial use, the buildings have recently become underutilized. Elevator operation and maintenance costs, as well as the changing character of urban industrialization, made the buildings economically inefficient. About two years ago, the buildings were purchased by Inner Harbor Loft, ssociates for adaptive use as loft apartments. The careful preservation of the exterior of the buildings and an imaginative re-use of the large loft spaces has made the project one of Baltimore's finest adaptive use attempts. With renovation work in progress, the first tenants have recently moved into the buildings.

The Inner Harbor Loft, Associates have taken an important first step in the preservation of one of the many loft structures which have great adaptive use potential in downtown Baltimore. These buildings are located in an area of many underutilized historic loft buildings. Plans for the area are to re-use these structures primarily for residential and office use. The Heiser, Rosenfeld, and Strauss buildings are significant as the first conversion of such buildings into loft apartments. These buildings, which have a great history of important local businesses and fine architectural styling, will continue to play an important role in the future revitalization of downtown Baltimore.

<sup>1</sup>The Friedenwald Company later moved to the Abell Building nearby and was last listed in Baltimore City Directories in 1907.

<sup>2</sup>These earlier locations of the E. Rosenfeld and Company are no longer standing.

# 9. Major Bibliographical References

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Blum, Isadore. The Jews of Baltimore. Baltimore: Historical Review Publishing Company, 1910.  
 Englehardt, George. Baltimore City: The Book of Its Board of Trade. 1895.  
 Illustrated Baltimore: The Monumental City. N.Y.: American Publishing and Engraving Co., 1890.

# 10. Geographical Data

Acreege of nominated property .467 acre  
 Quadrangle name Baltimore East Quad Quadrangle scale 1:24000

UMT References

A	118	3610	01610	413	419	71510	B				
	Zone	Easting	Northing	Zone	Easting	Northing					
C							D				
E							F				
G							H				

Verbal boundary description and justification

Lot on northwest corner of Lombard and Paca Streets, 187 x 130, fronting on Paca Street 187' and fronting on Lombard Street 130'.

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
state	code	county	code

# 11. Form Prepared By

name/title Fred B. Shoken, Planning Assistant  
 organization Commission for Historical and Architectural Preservation date August 10, 1979  
 street & number Room 601, 100 North Holliday Street telephone (301) 396-4866  
 city or town Baltimore state Maryland 21202

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature *J. Mitchell* date 12-28-79  
 title STATE HISTORIC PRESERVATION OFFICER date

For HCERS use only  
 I hereby certify that this property is included in the National Register  
 Keeper of the National Register  
 Attest: Chief of Registration  
 date



LAUREL 20 VI  
5662 1 SW  
(BALTIMORE WEST) 5MAN 2A 14 M

FREDERICK 45 MI  
PINE ORCHARD 14 MI

WASHINGTON, D. C. 31 MI

INNER HARBOR LOFTS  
UTM REFERENCE: B-2323  
18. 360060 . 4349750  
[BALTIMORE EAST QUADRANGLE]



Basin

South Baltimore

NORTHWEST

BAR

B-2323



Inner Harbor Lofts I  
(B)



# HISTORIC PRESERVATION CERTIFICATION APPLICATION — PART 1

(Pursuant to the Tax Reform Act of 1976)

Instructions: Applicant should read the instructions carefully before completing application. No Certification may be made unless a completed application form has been received (P.L. 94-455). Use typewriter or print clearly in dark ink to complete the application form. If additional space is needed to complete Part 1, use the reverse side or a separate plain sheet of paper clearly indicating the owner's name and mailing address. Part 1 of this application may be completed and sent to the appropriate State Historic Preservation Officer at any time during the year, and may be sent separately or with Part 2.

## PART 1 EVALUATION OF SIGNIFICANCE

1. NAME OF PROPERTY: The Strauss Building  
Address of property: Street 40-42 South Paca Street  
City Baltimore County ---- State Maryland Zip Code ----

Name of historic district in which property is located: Baltimore Loft Historic District (Ord. 71S-1978) A city Historic District created under provisions of city ordinance 229, certified by H.C.R., July 10, 1978 (letter attached)

2. DESCRIPTION OF PHYSICAL APPEARANCE:  
(see instructions for map and photograph requirements—use reverse side if necessary)  
The Strauss Building is a six-story with basement flat roofed loft structure containing approximately 50,000 sq. ft. of floor space, located at the northwest corner of Paca and Lombard Streets. The building is part of the city of Baltimore's Loft Historic District, a half block area consisting of seven buildings just west of the CBD.

3. STATEMENT OF SIGNIFICANCE: (Over)  
(use reverse side if necessary)  
The Loft District Urban Renewal Area contains the greatest concentration of warehouses, lofts, and vertical manufactories for the period 1850-1910 in the entire state. They are vitally linked to the importance of Baltimore as a major clothing, pharmaceuticals and tobacco products manufacturing center during that time. The individual structures  
Date of construction (if known): 1887  Original site  Moved Date of alterations (if known): ----

4. NAME AND MAILING ADDRESS OF OWNER:  
Name Inner Harbor Lofts Associates  
Street 18 Crowninshield Street  
City Peabody, Massachusetts. State Mass. Zip Code 01960  
Telephone Number (during day): Area Code (617) 599-7900

I hereby attest that the information I have provided is to the best of my knowledge correct, and that I am owner of the property described above  
Signature [Signature] Date Nov 28 1978

For office use only  
The structure described above is included within the boundaries of the National Register historic district and  contributes  does not contribute to the character of the district  
The structure  appears  does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6) and  will likely  will not be nominated to the National Register in accord with the Department of the Interior procedures (36 CFR 60).  
The structure is located in a district which  appears  does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6).  will likely  will not be nominated to the National Register in accord with Department of the Interior procedures (36 CFR 60). and  appears  does not appear to contribute to the character of said district.  
Signature [Signature] State Historic Preservation Officer Date 1-3-79

This property has been evaluated according to the criteria and procedures set forth by the Department of the Interior (36 CFR 67) and, if subject to depreciation under section 167 of the Internal Revenue Code of 1954.  
 is hereby certified a historic structure  
 does not contribute to the character of the historic district and does not merit certification as a historic structure. Reasons given on the attached sheet  
Signature \_\_\_\_\_ Date \_\_\_\_\_  
Keeper of the National Register

Part 1, Item 2 Continued..

Rectangular in plan, the structure is six bays wide along the Paca Street facade, and eleven bays deep along Lombard Street. Constructed in 1887 as a free standing structure, the Strauss Building is now part of a three structure complex operated by the Rosenfeld Company. The exterior is constructed of clay colored brick. The Paca Street facade consists of a pair of identical three bay wide sections, set apart by heavily stylized brick pilasters set in white mortar, and is detailed in an eclectic Victorian mix of granite, cast iron and terra-cotta.

The Paca Street front facade consists of a pair of identical three bay wide sections divided by a heavily stylized brick pilaster running the full height of the elevation. The pilasters are repeated at the ends of the facade, and swell with corbelling at the third and fifth floor levels and at the roof cornice. This detail, combined with the decorated belt courses at the same levels, visually divides the elevation in three horizontal bands of two floors each. The Paca Street entrances are set above grade on a continuous podium, reached by full width granite stairs. An entrance to the basement level is set into the sidewalk at the extreme right, covered by a pair of iron doors hung on cast iron straps and resting on granite footings.

The three pilasters rest on projecting granite bases which are let into the stair platform. The bases have bush-hammered faces and bevelled top edges. The first floor section of the pilasters consist of a rectangular brick pier with a pair of tall narrow inset panels, corbelled at the top and bottom. A small granite block with a centered hemispherical boss is placed above the inset panels. Heavy fluted granite consoles with modified cyma-reversa profiles and triangular pedimented caps complete the lower section of the pilasters. The first floor facade is further defined by cast iron pilasters resting on the top stair and running to a heavy cornice at the second floor level. The four cast iron pilasters divide each half of the facade into three bays of equal size, and consist of a base with a quarter round top edge, a fluted shaft decorated with three hemispherical bosses set in a triangular pattern at the top and bottom, and a cyma-reversa console similar in design to the massive granite consoles of the full height pilasters. The consoles of the cast iron pilasters are topped with a composite molding with a flat fascia decorated with iron knobs and an ovolo turned at 90°. The first floor frieze is broken by cyma-reversa brackets in line with the pilasters below and is enriched by a continuous row of rosettes, a dentil cornice and a cyma-recta bed mold.

The bays between the cast iron pilasters have been altered, but originally enclosed wood framed glazed double entrance doors and fixed sash windows. Each leaf of the original door had a large glass panel set over a single raised wood panel, and each of the door and window bays had three light rectangular transoms. The continuous transom bar is decorated with an enriched talon molding. All but the granite of the first floor is now painted dark green.

The second floor part of the Paca Street facade has a row of six segmental arched 1/1 double hung wood sash windows with double row-lock brick lintels consisting of molded brick torus moldings surmounted by a stretcher and header. A continuous granite sill runs the width of each of the three bay sections, bevelled below each window. Granite skewbacks are placed at each end of the brick lintels, those at the pilasters carved with a vine motif, the blocks between the windows carved with a single different rosette. A band of square terra-cotta rosettes creates a decorative belt course at the third floor level, terminating at the cordelled shoulders of the brick pilasters.

Item 2 Continued...

The third and fourth floors read as one unit, being contained between two belt courses and the central two story section of the flanking pilasters. The sills of the third floor windows continues across the pilasters as a horizontal band, and the fifth floor level is defined by a projecting granite cornice that breaks and then returns across the pilasters. The rectangular pilasters have two vertical inset panels running the height of the two floors and terminate in corbelled caps at the fifth floor belt course. The windows in the six bay wide facade are a repeat of the second floor windows, with segmental arched double row-lock lintels, wood 1/1 double hung sash and carved granite skewbacks. The vertical edges of the brick openings have chamfered edges, and the row of terra-cotta rosettes is repeated between the third and fourth floors. The cornice at the fifth floor level has a band of carved tobacco leaves in the bed mold, topped with a flat fascia. The height of all windows above the first floor decreases as the building facade rises, with the fenestration in the fifth and sixth floors being greatly reduced in scale. These floors change from the three bay division to a ribbon of four round arched windows in each half of the elevation. The lintels are double row-lock arches resting on granite impostes that continue across the panels separating the windows. The sash is wood, double hung, 1/1, and the continuous sill of granite. The sixth floor sill terminates at the edges of the pilasters, visually reinforcing the horizontal division of the elevation into three two story bands. The space between the fifth and sixth floors is decorated with brick shingling arranged in narrow rectangular panels between the pilasters. The pilasters rise through the fifth and sixth floors, but are broken by the sixth floor belt course. Each floor level of the pilaster repeats the vertical inset paired panel design, with the pilaster provided with brick capitals corbelling out at the roof line. The caps are enriched with four terra-cotta panels laid as a square and carved with a radiating floral pattern in relief.

The facade is terminated by a heavy ornate roof cornice beginning directly above the lintels of the sixth floor windows with a band of stepped corbelling between the pilasters surmounted by a row of cast terra-cotta rosette panels. This masonry band is capped with an excellent pressed metal cornice consisting of a row of heavy dentils below a flat frieze and a cyma-reversa crown mold.

The eleven bay Lombard Street facade is divided into two sections of seven and four bays by full height pilasters. The pilasters are detailed identically to their counterparts on the front facade.

A one-story moat-like light well and cellar way is set into the sidewalk and runs along the first eight bays of the side elevation. The moat is divided into two parts, three bays to the front, five bays to the rear by a brick wall set perpendicular to the structure. This wall and the perimeter walls of the below grade entranceway are capped with granite blocks laid in ashlar pattern. The granite becomes the base for a simple iron handrail, supported by pairs of modified "S" brackets, that encloses the moat. An iron stair descends into the moat from the eastern end, at Paca Street, with nine steps ending at a concrete landing, five more continuing to the cellar level. The entrance to the cellar is located in the third bay from the front wall. Like most of the window and door openings in the Lombard Street facade, the cellar entrance has a segmental arched lintel consisting of a double row-lock, stretcher over header, and has a granite sill. The door is original, eight panel, and has a two-light transom. There is a second door to the cellar, let into the eighth bay, of identical construction and design.

## Item 2 Continued...

The door is not accessible from the street opening onto the enclosed section of the moat. The remaining cellar level bays have double hung 2/2 wood sash in wood frames, and are protected by iron security bars.

Windows in the first and second floors are segmental, with double row-lock arches, 4/4 sash in wood frames. The upper sash is rectangular, within the arched lintel. The granite sills of the second through sixth floor windows are connected by molded brick with beaded edges to form continuous belt courses. Five square terra-cotta rosette blocks are set above each window in a ribbon in the first through fourth floors. Entrance to the Lombard Street elevation of the Strauss Building are located in the sixth and eleventh bays. The entrance in the sixth bay is served by two iron stairs from a landing that spans the open moat below. Fluted cast iron newell posts at the front corners of the stairs support simple iron hand rails. The original wood double door, with three panels in each leaf, remains. The glass panels in the upper two sections have been boarded. The door casing has a slender colonnette at the inner edge, and there is a two-light transom above with a transom bar decorated with a string of bead and reel below an enriched talon. The entrance in the eleventh bay is similar in design, except that there is no hand rail as the entrance does not span the moat. The double door has four panels in each leaf, and there is no colonnette.

The fenestration of the upper floors is similar to that of the first floor, but variations do occur. The window in the eighth bay of the second floor has been enlarged to accommodate a large metal casement window, the sash in the fifth and sixth floors have 2/2 lights, and the segmental lintels of the sixth floor windows have triple row-lock arches of headers. The vertical edges of the brick window openings in the third through sixth floors are chamfered.

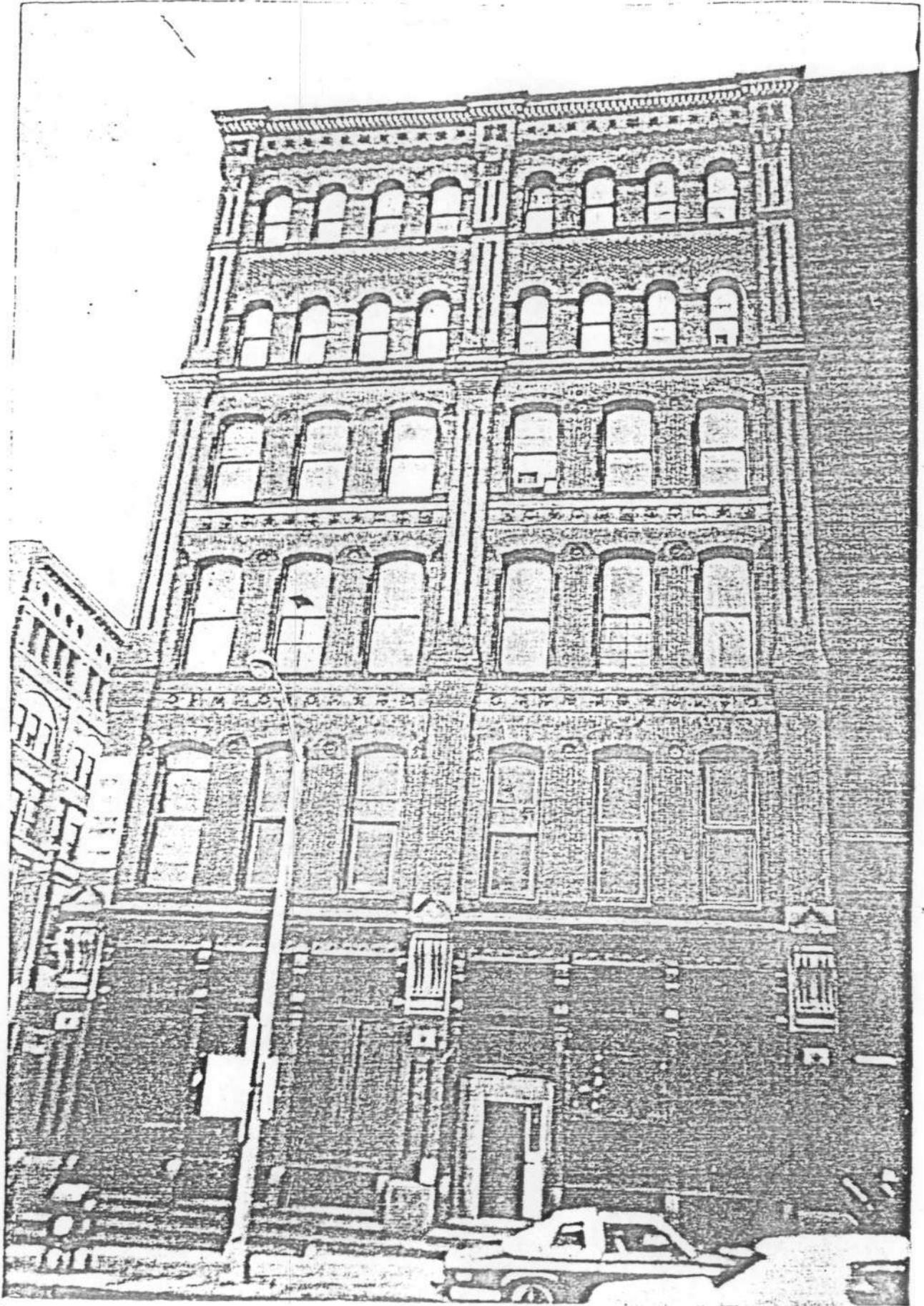
The roof cornice along the Lombard Street facade is similar to that on the Paca Street facade.

A later fire escape runs down the Lombard Street facade between the tenth and eleventh bays, and there is a large cylindrical water of redwood slats on a steel framed platform in the southwest corner of the flat roof, visible from the street.

Part 1, Item 3 Continued...

outline the stylistic history of commercial building in Baltimore, and trace the origins of modern architecture in capsule form. The importance of this area has been recognized by the city through the creation of the Loft Historic District (Ord. 715-1978).

Built in 1887 on the site of the early 19thC Paca Street Christian Church and Burial Ground, the structure was originally occupied by the Kinney Tobacco Company, cigarette manufacturers. Later housing the Strauss Brothers, clothing manufacturers, the six-story building was incorporated into the Rosenfeld complex circa 1905. The Strauss Building is an excellent example of Late Victorian commercial styling, finely executed in brick, terra-cotta and cast iron and remains remarkably intact.





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MAG#0423235611<sup>14</sup>630

MARYLAND HISTORICAL TRUST WORKSHEET

NOMINATION FORM  
for the  
NATIONAL REGISTER OF HISTORIC PLACES, NATIONAL PARKS SERVICE

SEE INSTRUCTIONS

<b>1. NAME</b>				
COMMON: <span style="float: right;">The Strauss Building</span>				
AND/OR HISTORIC:				
<b>2. LOCATION</b>				
STREET AND NUMBER: <span style="float: right;">40-42 South Paca Street</span>				
CITY OR TOWN: <span style="float: right;">Baltimore</span>				
STATE: <span style="float: right;">Maryland</span>			COUNTY:	
<b>3. CLASSIFICATION</b>				
<b>CATEGORY</b> <i>(Check One)</i>	<b>OWNERSHIP</b>		<b>STATUS</b>	<b>ACCESSIBLE TO THE PUBLIC</b>
<input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object	<input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	<b>Public Acquisition:</b> <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress
<b>PRESENT USE (Check One or More as Appropriate)</b>				
<input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) _____	<input type="checkbox"/> Comments _____ _____
<b>4. OWNER OF PROPERTY</b>				
OWNER'S NAME:				
STREET AND NUMBER:				
CITY OR TOWN:			STATE:	
<b>5. LOCATION OF LEGAL DESCRIPTION</b>				
COURTHOUSE, REGISTRY OF DEEDS, ETC.: <span style="float: right;">Records Office Room 601</span>				
STREET AND NUMBER: <span style="float: right;">Baltimore City Courthouse</span>				
CITY OR TOWN: <span style="float: right;">Baltimore</span>			STATE: <span style="float: right;">Maryland</span>	
21202				
Title Reference of Current Deed (Book & Pg. #):				
<b>6. REPRESENTATION IN EXISTING SURVEYS</b>				
TITLE OF SURVEY: <span style="float: right;">City of Baltimore Neighborhood Survey</span>				
DATE OF SURVEY: <span style="float: right;">1976</span>				
<input type="checkbox"/> Federal <input type="checkbox"/> State <input type="checkbox"/> County <input checked="" type="checkbox"/> Local				
DEPOSITORY FOR SURVEY RECORDS: <span style="float: right;">COMMISSION FOR HISTORICAL &amp;</span>				
<b>ARCHITECTURAL PRESERVATION</b>				
STREET AND NUMBER: <span style="float: right;">Room 900</span>				
CITY OR TOWN: <span style="float: right;">26 South Calvert St.</span>			STATE:	

7. DESCRIPTION	
CONDITION	<input checked="" type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Deteriorated <input type="checkbox"/> Ruins <input type="checkbox"/> Unexposed (Check One)
	<input type="checkbox"/> Altered <input checked="" type="checkbox"/> Uncluttered <input type="checkbox"/> Moved <input type="checkbox"/> Original Site (Check One)
DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE	
<p>The Strauss Building is a six story high, six bay wide, eleven bay deep loft structure. It originally served as two separate facilities, with different addresses.</p> <p>The first floor of the building is a composition of white stone, red brick, and cast iron. Resting on stone bases, three brick piers at center and ends rise to support massive iron lintels. At the juncture of piers and lintels, overscaled stone brackets with pedimental tops are set into the brick. Stone steps set between the piers lead to the first floor entrances. Six sets of double doors originally filled the bays between the intermediary cast iron verticals and the piers; the entrances are now boarded but the structure behind remains intact.</p> <p>The second through fourth floors are fenestrated with segmental arched, double hung windows with one-over-one lights. Banded stone sills are shared by the windows; lintels are of brick and stone skew blocks are set in the spandrels. Molded brick rosettes of a variety of motifs are set beneath the sills in rows. A minor stone cornice runs at the fifth floor level.</p> <p>The windows of the fifth and sixth floors are round-arched, double hung with one-over-one lights. Courses of stone run at the spring-points of the arches. Panels of basket-weave brick are set below the stone sills. Above the sixth floor windows, molded brick rosettes are set in corbeled brick, and a metal cornice with a row of dentils crowns the roof.</p> <p>The first floor piers are carried as pilasters at the center and edges of the front facade. They swell at the third and fifth floor levels and each is marked with double lines of vertical grouping for their entire height.</p> <p>On the side of the building, the windows are all segmental arched with brick lintels and stone sills. Windows are double hung with four-over-four lights. The fifth and sixth floors have smaller windows with two-over-two lights. The window openings in stories three through six have chamfered corners with brick pilaster insets at either side. The corbelled brick, rosettes, and metal cornice are carried onto the side from the front. The metal fire escape is positioned at the rear bay on the side. A wood-slatted water tower with conical roof rests on a metal frame at the rear of the building's roof. The iron rail on this Lombard Street side extends the length of the building, and is original.</p>	

SEE INSTRUCTIONS

NATIONAL HISTORICAL &amp; ARCHITECTURAL PRESERVATION

12 NOV 67

**B. SIGNIFICANCE**

PERIOD (Check One or More as Appropriate)

- Pre-Columbian
- 15th Century
- 16th Century
- 17th Century
- 18th Century
- 19th Century
- 20th Century

SPECIFIC DATE(S) (If Applicable and Known) **1883**

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- |  |   |  |  |
|--|---|--|--|
| <input type="checkbox"/> Aboriginal              | <input type="checkbox"/> Education              | <input type="checkbox"/> Political           | <input type="checkbox"/> Urban Planning  |
| <input type="checkbox"/> Prehistoric             | <input type="checkbox"/> Engineering            | <input type="checkbox"/> Religion/Philosophy | <input type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic                | <input type="checkbox"/> Industry               | <input type="checkbox"/> Science             | _____                                    |
| <input type="checkbox"/> Agriculture             | <input type="checkbox"/> Invention              | <input type="checkbox"/> Sculpture           | _____                                    |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Social/Humanitarian | _____                                    |
| <input type="checkbox"/> Art                     | <input type="checkbox"/> Literature             | <input type="checkbox"/> Theater             | _____                                    |
| <input checked="" type="checkbox"/> Commerce     | <input type="checkbox"/> Military               | <input type="checkbox"/> Transportation      | _____                                    |
| <input type="checkbox"/> Communications          | <input type="checkbox"/> Music                  |  | _____                                    |
| <input type="checkbox"/> Conservation            |   |  | _____                                    |

STATEMENT OF SIGNIFICANCE

Built for the Strauss Brothers, men's clothing manufacturers, the building is an excellent example of the late Victorian styling executed in brick, terra cotta, and cast iron.

NATIONAL HISTORICAL LANDMARK  
 NATIONAL HISTORICAL PRESERVATION  
 1015 Vermont St.  
 WASHINGTON, D.C. 20540

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Blank area for Major Bibliographical References.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	° ' "	° ' "		° ' "	° ' "	
NE	° ' "	° ' "		° ' "	° ' "	
SE	° ' "	° ' "		° ' "	° ' "	
SW	° ' "	° ' "		° ' "	° ' "	

APPROXIMATE ACREAGE OF NOMINATED PROPERTY:

Acreeage Justification:

SEE INSTRUCTIONS

11. FORM PREPARED BY

NAME AND TITLE: Planning Assistants

ORGANIZATION: COMMISSION FOR HISTORICAL & ARCHITECTURAL PRESERVATION  
DATE: 1976

STREET AND NUMBER: Room 900

CITY OR TOWN: 26 South Calvert St. STATE: Baltimore, Md. 21202

12. State Liaison Officer Review: (Office Use Only)

Significance of this property is:

National  State  Local

Signature \_\_\_\_\_



The UNIVERSITY ED.  
CHILDREN HEADQUARTERS  
127 FIFTH

ONE WAY

ONE WAY

40-42 S. Park St.

B-2323

Heiser, Rosen, + Strauss  
Buildings

Neg #36A

5/26

P. Susman

Block

630