

MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM

NR Eligible: yes no

Property Name: DeBois Textiles Mill Outlet Inventory Number: B-4005
Address: 1835 Washington Boulevard City: Baltimore Zip Code: _____
County: Baltimore City USGS Topographic Map: Baltimore West
Owner: DeBois LLC Is the property being evaluated a district? yes no
Tax Parcel Number: _____ Tax Map Number: _____ Tax Account ID Number: _____
Project: MARC Maintenance Facility/Electrification of Penn-C Agency: _____
Site visit by MHT staff: no yes Name: _____ Date: _____
Is the property is located within a historic district? yes no

If the property is within a district District Inventory Number: _____
NR-listed district yes Eligible district yes Name of District: _____
Preparer's Recommendation: Contributing resource yes no Non-contributing but eligible in another context yes

If the property is not within a district (or the property is a district) Preparer's Recommendation: Eligible yes no

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

Documentation on the property/district is presented in: MHT Library - MIHP Form

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

The DeBois Textile Mill Outlet is a large combination retail and warehouse facility. It was built c. 1950 with a steel frame filled with concrete block and faced with red and off-white brick veneers. Spandrel glass windows and industrial steel windows line the facades. Small additions were placed at the rear for additional storage space. The building was originally constructed as a showroom and service facility for an 1800s, Wisconsin-based, agricultural implement firm known as the J. I. Case company. It reflects the influence of the early modern movement in the mid-20th century, and is particularly suggestive of Raymond Loewy's work for the International Harvester Company. For more information on this building, refer to the MIHP Form.

Prepared by: _____ Date Prepared: _____

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended Eligibility not recommended
Criteria: A B C D Considerations: A B C D E F G None
MHT Comments

C. Andrew Lewis
Reviewer, Office of Preservation Services

[Signature]
Reviewer, NR Program

November 28, 2001
Date

12/31/01
Date

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. B-4005

1. Name of Property DeBois Textiles Mill Outlet

historic Agricultural Implements Sales and Service

other

2. Location

street and number 1835 Washington Boulevard not for publication

city, town Baltimore vicinity

county

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

name DeBois LLC

street and number 1835 Washington Blvd

city, town Baltimore state MD zip code 21230

4. Location of Legal Description

courthouse, registry of deeds, etc. liber folio

city, town tax map tax parcel tax ID number

5. Primary Location of Additional Data

- Contributing Resource in National Register District
- Contributing Resource in Local Historic District
- Determined Eligible for the National Register/Maryland Register
- Determined Ineligible for the National Register/Maryland Register
- Recorded by HABS/HAER
- Historic Structure Report or Research Report at MHT
- Other: _____

6. Classification

Category		Ownership	Current Function		Resource Count	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture	<input type="checkbox"/> landscape	<input type="checkbox"/> recreation/culture	<u>1</u>	<input type="checkbox"/> buildings
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> commerce/trade	<input type="checkbox"/> recreation/culture	<input type="checkbox"/> religion		<input type="checkbox"/> sites
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	<input type="checkbox"/> religion	<input type="checkbox"/> social		<input type="checkbox"/> structures
<input type="checkbox"/> site		<input type="checkbox"/> domestic	<input type="checkbox"/> recreation/culture	<input type="checkbox"/> transportation		<input type="checkbox"/> objects
<input type="checkbox"/> object		<input type="checkbox"/> education	<input type="checkbox"/> recreation/culture	<input type="checkbox"/> work in progress		<input type="checkbox"/> Total
		<input type="checkbox"/> funerary	<input type="checkbox"/> recreation/culture	<input type="checkbox"/> unknown		
		<input type="checkbox"/> government	<input type="checkbox"/> recreation/culture	<input type="checkbox"/> vacant/not in use		
		<input type="checkbox"/> health care	<input type="checkbox"/> recreation/culture	<input type="checkbox"/> other:		
		<input type="checkbox"/> industry	<input type="checkbox"/> recreation/culture			

**Number of Contributing Resources
previously listed in the Inventory**

7. Description

Inventory No. B-4005

Condition

excellent deteriorated
 good ruins
 fair altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

Summary

The DeBois Textile Mill Outlet is a large combination retail and warehouse facility. It was built c. 1950 with a steel frame filled with concrete block and faced with red and off-white brick veneers. Spandrel glass windows and industrial steel windows line the facades. Small additions were placed at the rear for additional storage space.

Description

The DeBois Textile Mill Outlet building is a large rectangular building, encompassing nearly 33,000 square feet of interior space. It was constructed c. 1950 with a steel frame and cinder blocks faced with 6-course American bond red brick. The roof and floor are concrete slab. It is a one-story building except for a two-story portion that rises along the northwest (main) façade. This area was likely the showroom and sales area, while the one-story portion was for manufacturing and service.

The two-story portion is also steel-framed with 6-course American bond facing on the side and rear walls. On the sides, however, the bricks are a beige color, setting the central portion apart from the rest of the building both visually and spatially. The center two-story portion is also separated from the rest of the building as it projects out about five feet further to the northwest on the main façade. Interestingly, the space within this projection is not enclosed. Rather, the building's façade is recessed back to the same depth as the walls of the one-story portion of the building. Recessed lighting is located in the roof overhang created by this setback.

This center part of the main façade is constructed of a curtain wall comprised of three horizontal bands. The upper and lower bands are glass, while the center band is faced with large green stone veneer panels. The panels are fairly large, with the top and bottom courses measuring three feet square and the center course measuring four feet square.

Above and below the stone veneer panels are banks of untinted spandrel glass. In the upper bank, fixed panels surmount larger alternating fixed and operable panels. In the lower bank, fixed sashes are found above elongated fixed panels in all bays except where the entrance is located. The main entrance is located towards the northeast end and is accessible through double metal-framed glass doors. The doors blend into the glass wall visually, but are set apart spatially by a single panel projecting out at a 90-degree angle directly to the right of the doors. A metal strip, possibly once a roof support, connects the end of this panel with the building on the left side of the doors. This construct creates a sort of modernistic stoop to set the otherwise inconspicuous entrance apart.

The one-story section, which makes up the bulk of the building, extends to the southeast, paralleling the B&O railroad tracks to the immediate southwest. The brick walls rise above an elevated reinforced

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Inventory No. B-4005

Name
Continuation Sheet

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concrete foundation, which rises to a higher level in the rear, due to a slope to the southeast. The walls contain continuous banks of glazing. Twenty-pane windows, with minimal metal framing and concrete sills extend down the side and wrap around the building's corners, continuing in the rear. Panes are glazed so as to be translucent and are fixed, with the exception of pivoting 4-pane center sections.

The building extends at its south corner with two additions, believed to have been soon after construction, as they appear on a 1951 Sanborn Fire Insurance Map. The first of these additions is brick and stands slightly taller than the rest of the building and contains a southwest-facing loading dock, which abuts the train tracks. Terra cotta tiles form coping along the edge of the roof. To the southeast of this addition is an open storage area with metal framing and a concrete base.

8. Significance

Inventory No. B-4005

Period	Areas of Significance	Check and justify below		
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input checked="" type="checkbox"/> industry	<input type="checkbox"/> philosophy
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 2000-	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input type="checkbox"/> social history
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other:

Specific dates

Architect/Builder

Construction dates

c. 1950

Evaluation for:

 National Register Maryland Register not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

Summary

The DeBois building represents the typical industrial building type found in this southwestern portion of Baltimore City. Built as a showroom and service facility for agricultural machinery, the building was later used as an office supply store and currently houses a retail facility for a recycled textiles dealer. The proximity to the railroad and freight bays that abut the track indicate a reliance on the railroad for the transport of equipment to and from the facility.

Significance

The DeBois Textiles Mill Outlet was constructed around 1950 as the J. I. Case Company Agricultural Implements Sales and Service Building. It is located in Baltimore's Downtown Industrial Area between Camden Yard to the east and Carroll Park to the west. Prior to the building's construction, the land was vacant. Once part of the property of Charles Carroll, whose Mount Clare Mansion is about a quarter of a mile to the north, the land was used for agricultural purposes from the 18th through the mid-19th century. At that time, this part of Baltimore began to develop as an industrial area, with the B&O Railroad system anchoring the industrialization of the vicinity.

The proximity to the railroad provided the easy transport of goods and materials to and from these businesses, which included a large brick factory in the block south of DeBois and the Structural Steel and Iron Company to the north. More business located to this area in the 20th century, including the Washington Lumber Company and International Harvester Company, where the brickworks had been. The block to the east was occupied by the Maryland Terra Cotta Company's lumber yards and the B&O lumber yards.

In 1925, the Montgomery Ward Catalog Distribution/warehouse facility was constructed to the immediate west of the site with its own train siding. In 1946, the J. I. Case Company purchased property across the

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

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Name
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Number 8 Page 1

street and built at least two buildings. The building now housing DeBois Textiles was originally 1823 Washington Boulevard and housed the Case Company's Agricultural Implements Sales and Services facility. A smaller building to the north is listed on the 1951 Sanborn map as a combination store and warehouse. It is possible that this smaller building, which was constructed c. 1946, was the company's original facility. The second, larger building, constructed c. 1950, may have been built to accommodate growth in the business. The building later housed the Koch Office Supply Company for several years in the late 1960s and early 1970s. In 1976, it was acquired by Theodore DeBois and still serves as the offices and sales outlet for a recycled textiles distribution firm.

In terms of its architecture, the building was constructed with a fairly utilitarian design and little ornamentation. It adheres to the form follows function principle exhorted by American modern architects of the early 20th century. The workshops, warehouse, and service areas are designed with a practical approach with red brick sheathing and industrial sash windows. A high-style design is reserved for the showroom space and the second floor office space, marked by the use of beige brick and large expanses of single-pane glazing.

The DeBois Textiles Mill Outlet is eligible for the National Register of Historic Places under Criterion C. It is an intact and representative example of the industrial and commercial structures built c. 1950 in the southwestern industrial area of Baltimore. Its form and use of stone veneer and spandrel glass exhibits the modern architectural styles and materials associated with a typical industrial building of the period. No association with significant individuals or events was discovered in researching this property, making it ineligible under Criteria A and B. The DeBois Textiles Mill Outlet was not evaluated for significance under Criterion D for archaeology.

9. Major Bibliographical References

Inventory No. B-4005

See Continuation Sheet 9.1

10. Geographical Data

Acreage of surveyed property 1.78
Acreage of historical setting _____
Quadrangle name Baltimore West

Quadrangle scale: _____

Verbal boundary description and justification

The National Register boundaries of the DeBois Textiles Mill Outlet follows the current property lines of 1835 Washington Boulevard (Tax Map 21, Section 5, Block 773, Lot 2A). The property is bounded on the northwest by Washington Boulevard, on the southwest by CSX railroad tracks and right-of-way, on the southeast by CSX right-of-way and an adjacent tax parcel, and on the northeast by an adjacent tax parcel. The boundary includes the commercial building and all associated land. The current tax parcel is 0.72 hectares (1.78 acres).

11. Form Prepared by

name/title	Anne O. Brockett, Architectural Historian		
organization	URS Corporation	date	3/15/01
street & number	200 Orchard Ridge Drive, Suite 101	telephone	(301)670-5469
city or town	Gaithersburg	state	MD

The Maryland Inventory of Historic Properties 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
DHCD/DHCP
100 Community Place
Crownsville, MD 21032-2023
410-514-7600

Maryland Historical Trust Maryland Inventory of Historic Properties Form

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Name
Continuation Sheet

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References

“Assessment of Architectural/Historical Resources and Phase 1A Archaeological Assessment: Proposed MARC Penn-Camden Connection, Baltimore City, Maryland.” Prepared for the Maryland Mass Transit Administration by Parsons Brinckerhoff Quade & Douglas, 1997.

Deed Reference Card for 1821 Washington Blvd. Property Location Section, Baltimore City Hall.

Fishpaw, June M. “I Remember When...Pigs Were Driven through Baltimore’s Streets.” *Sun Magazine* 3 March 1968.

Jester, Tomas C., ed. *Twentieth-Century Building Materials: History and Conservation*. New York: McGraw-Hill, 1995.

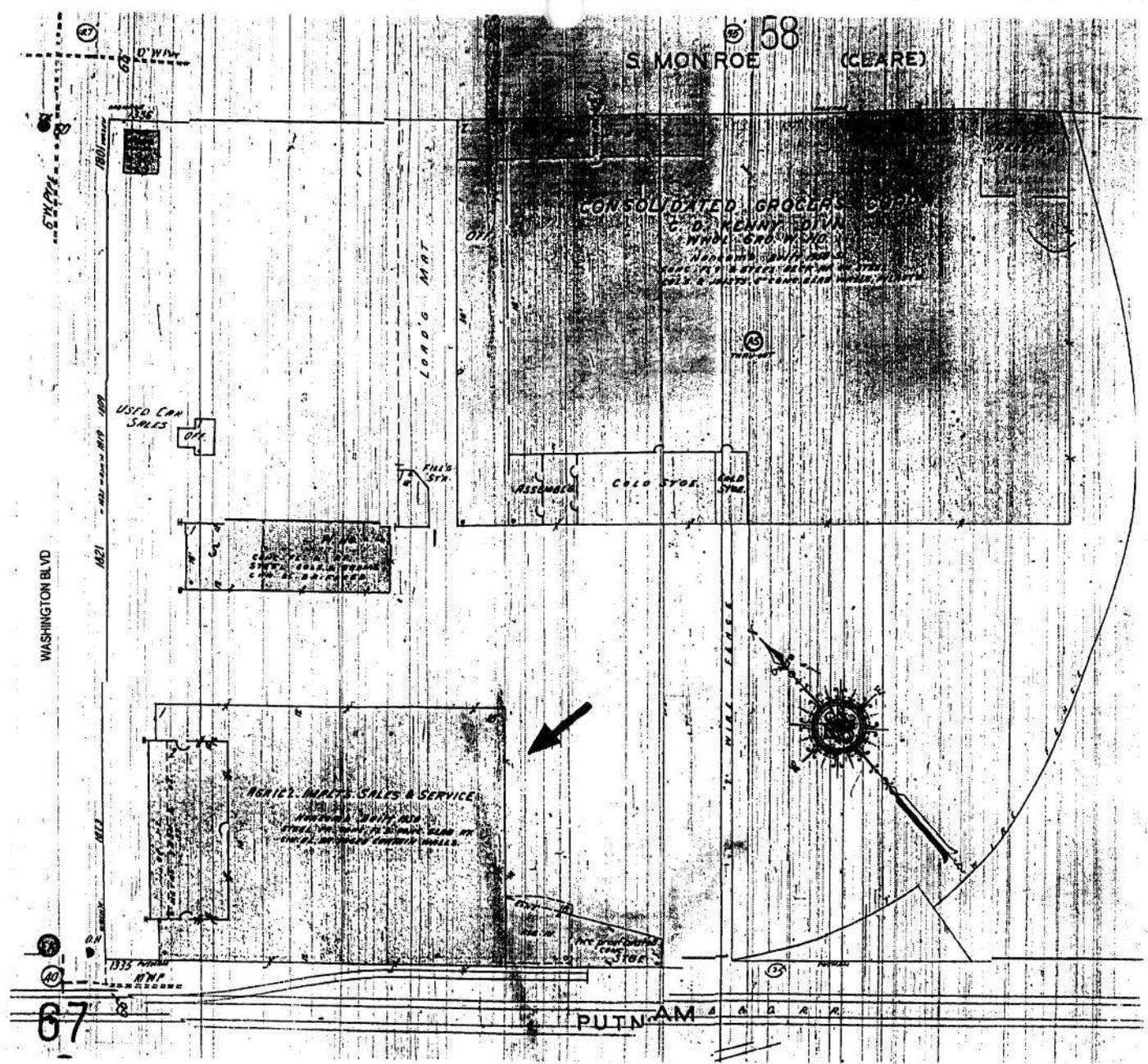
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Reutter, Mark. “Pigtown, After ‘Bad Times,’ Cautiously Looks Toward Revival.” *Baltimore Sun* 29 April 1978.

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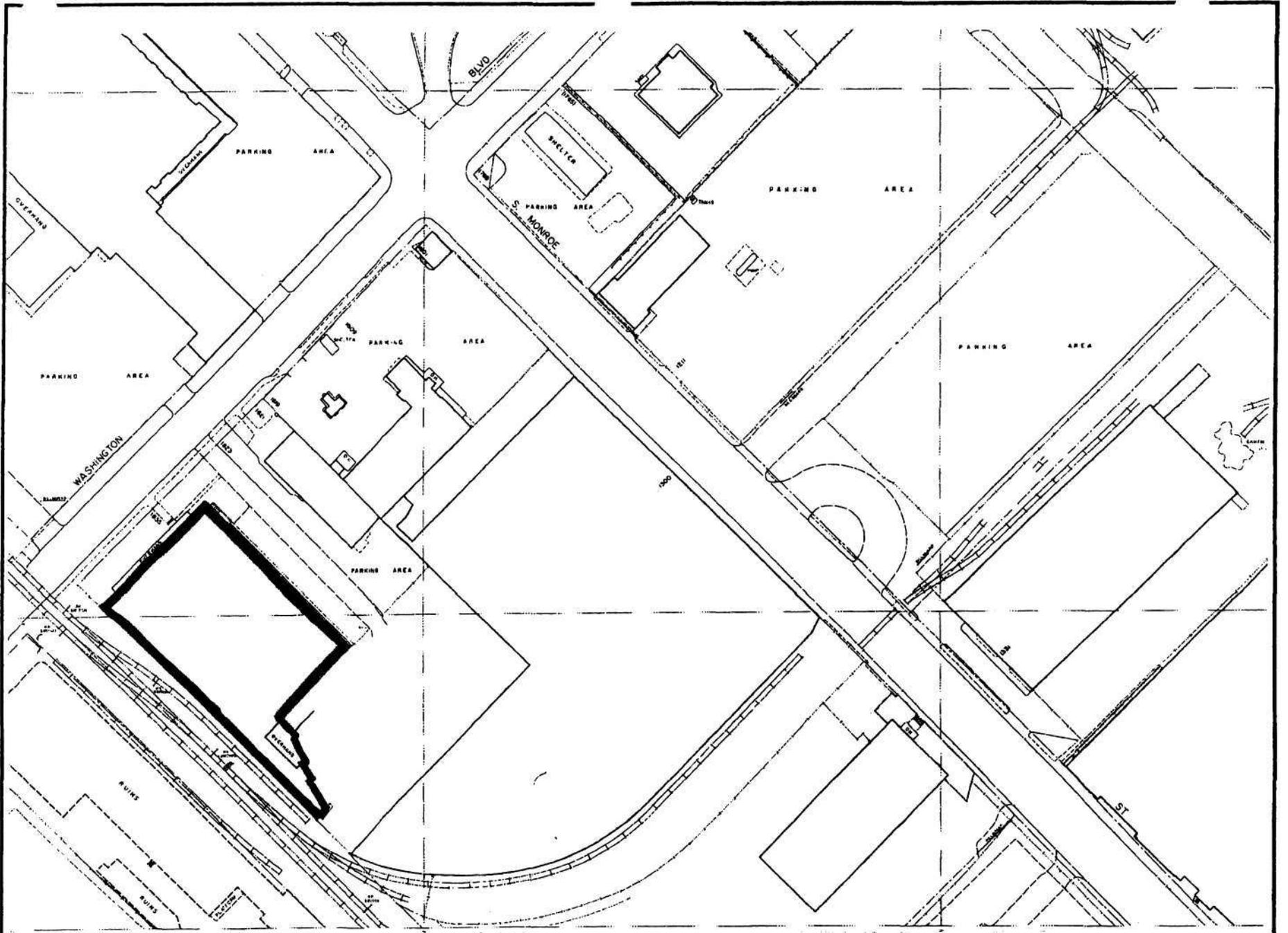
PROJ	MTA - MARC Maintenance Facility
SCALE	NOT TO SCALE
SOURCE	Sanborn Fire Insurance Map, c. 1952

DeBois Textiles Mill Outlet (former J.I. Case Co. Building)
 1835 Washington Blvd. Baltimore, MD
 c. 1952

URS

PROJ NO	D1-00000996.03
INVENTORY NUMBER	B-3637

B-4005



PROJ	MTA - MARC Maintenance Facility
SCALE	NOT TO SCALE
SOURCE	Planimetric Map, Baltimore City Hall, Property Location Division

DeBois Textiles Mill Outlet
1835 Washington Blvd.
Baltimore, MD

 North

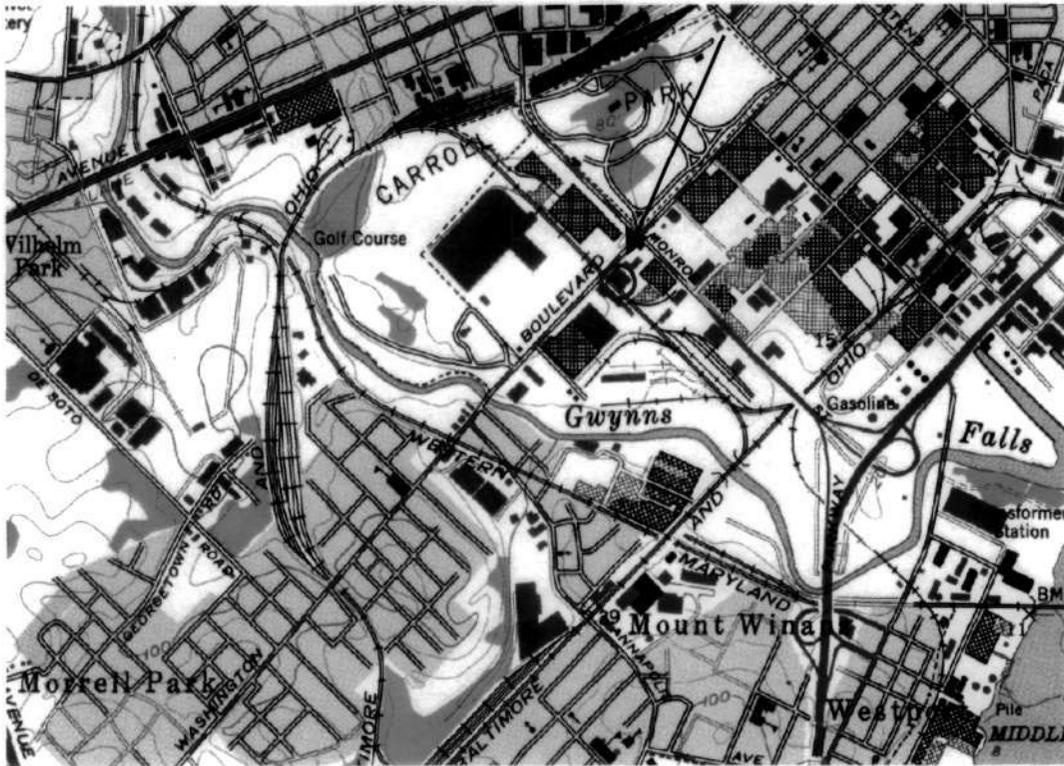
URS

PROJ NO	D1-0000996.03
INVENTORY NUMBER	B-4005

B-4005

B-4005
DeBois Textiles Mill Outlet
1835 Washington Blvd.

Baltimore West Quad





DeBois
Textiles
INCORPORATED

DeBois Textiles Inc.

B-4005

DeBois Textiles Mill Outlet

1835 Washington Blvd

Baltimore, MD

Anne Brackett

March 2001

MD SHPO

View south to north corner

1 of 8

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DeBois
Textiles
WALKERVILLE

DeBois Textiles, Inc.

FABRIC
COMES IN FOR
SPECIALS

WE HAVE
SPECIALS

SO YOU CAN
BUY THEM

B-4005

DeBois Textiles Mill Outlet

1835 Washington Blvd.

Baltimore, MD

Anne Brockett

March 2001

MD SHPD

View south to north corner, main elevation

2 of 8

**DeBois
Textiles**
MILL OUTLET

DeBois Textiles, Inc.



B-4005

DeBois Textiles Mill Outlet

1835 Washington Blvd

Baltimore, MD

Anne Brockett

March 2001

MD SHPO

View south to north corner of main elevation

3 of 8



DeBois Textiles

NO
LEFT TURN

PARKING
↑

B-4005

DeBois Textiles Mill Outlet

1835 Washington Blvd

Baltimore, MD

Anne Brackett

March 2001

MD SHPO

View east to west corner and main elevation

4 of 8



NO
LEFT TURN

DeBois Textiles

PARKING
↑

B-4005

DeBois Textiles Mill Outlet

1835 Washington Blvd

Baltimore, MD

Anne Brockett

March 2001

MD SHPO

View east towards main elevation

5 of 8

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B-4005

DeBois Textiles Mill Outlet

1835 Washington Blvd

Baltimore, MD

Anne Brockett

March 2001

MD SHPO

View north to south corner

6 of 8

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B-4005

De Bois Textiles Mill Outlet

1835 Washington Blvd

Baltimore, MD

Anne Brockett

March 2001

MD SHPO

View south to northeast elevation

T of 8

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B-4005

DeBois Textiles Mill Outlet

1835 Washington Blvd

Baltimore, MD

Anne Brockett

March 2001

MD SHPO

View west to east corner

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