

MARYLAND HISTORICAL TRUST
NR-ELIGIBILITY REVIEW FORM

NR Eligible: yes ___
no X

Property Name: B. Green & Co., Inc. Wholesale Fo Inventory Number: B-5059

Address: 1300 S. Monroe Street City: Baltimore Zip Code: _____

County: Baltimore City USGS Topographic Map: Baltimore West

Owner: Green Properties, c/o Jesse Schwartz

Tax Parcel #: _____ Tax parcel Map Number: _____ Tax Account ID Number: _____

Project: MARC Maintenance Facility/Electrification of Penn Agency: MTA

Site visit by staff X no ___ yes ___ Name: _____ Date: _____

Eligibility recommended ___ Eligibility not recommended X

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

Is the property located within a historic district? ___ no ___ yes Name of District: _____

Is district listed? X no ___ yes ___ District Inventory Number: _____

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 main portion of the building is an extensive one-story warehouse, built c. 1950. Its space was nearly doubled with the addition of a one-story curved rear portion in c. 1955. A two-story portion housing the warehouse offices is located at the north end. Although the industrial heritage of this building is reflected in the building's design, the details, such as the entrance and the industrial sash windows, have been greatly altered. For more information on this building, refer to the MIHP Form.

Prepared by: _____ Date Prepared: _____

MARYLAND HISTORICAL TRUST REVIEW	
Eligibility recommended ___	Eligibility not recommended <u>X</u>
Criteria ___ A ___ B ___ C ___ D	Considerations ___ A ___ B ___ C ___ D ___ E ___ F ___ G ___ None
MHT Comments: <i>poor integrity</i>	
C. Andrew Lewis	November 28, 2001
Reviewer, Office of Preservation Services	Date
<i>[Signature]</i>	<i>11/29/01</i>
Reviewer, NR Program	Date

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. B-5059

1. Name of Property B. Green & Co., Inc. Wholesale Foods Warehouse

historic Consolidated Wholesale Grocers Corporation Warehouse

other Monarch Finer Foods Warehouse

2. Location

street and number 1300 S. Monroe Street not for publication

city, town Baltimore vicinity

county

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

name Green Properties, c/o Jesse Schwartz

street and number 1300 S. Monroe Street

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	Contributing	Noncontributing
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> commerce/trade	<input type="checkbox"/> recreation/culture	<u>1</u>	<input type="checkbox"/> buildings
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	<input type="checkbox"/> religion	<input type="checkbox"/>	<input type="checkbox"/> sites
<input type="checkbox"/> site		<input type="checkbox"/> domestic	<input type="checkbox"/> social	<input type="checkbox"/>	<input type="checkbox"/> structures
<input type="checkbox"/> object		<input type="checkbox"/> education	<input type="checkbox"/> transportation	<input type="checkbox"/>	<input type="checkbox"/> objects
		<input type="checkbox"/> funerary	<input type="checkbox"/> work in progress	<input type="checkbox"/>	<input type="checkbox"/> Total
		<input type="checkbox"/> government	<input type="checkbox"/> unknown		
		<input type="checkbox"/> health care	<input type="checkbox"/> vacant/not in use		
		<input type="checkbox"/> industry	<input type="checkbox"/> other:		
				Number of Contributing Resources previously listed in the Inventory	

7. Description

Inventory No. B-5059

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 main portion of the building is an extensive one-story warehouse, built c. 1950. Its space was nearly doubled with the addition of a one-story curved rear portion in c. 1955. A two-story portion housing the warehouse offices is located at the north end. Although the industrial heritage of this building is reflected in the building's design, the details, such as the entrance and the industrial sash windows, have been greatly altered.

Description

The large B. Green Warehouse encompasses over 129,000 square feet of space at its location at 1300 S. Monroe Street in Baltimore. The building stretches southwest to the former B&O Railroad tracks, now owned by CSX, and covers much of a 5.8-acre parcel of land. The building was constructed c. 1950 as a wholesale grocery warehouse, a function it still serves today. The main portion of the building is a one-story warehouse with a two-story section along the northwest side. These two original parts of the building were constructed with a steel frame with 6" concrete slab walls, covered with stucco.

Access to the office area is through a metal and glass door framed by two door-length sidelights on the northeast (main) facade. The only fenestration on this facade is two windows on the second floor. These are small single-pane vinyl windows which replace the original steel framed multi-pane windows. Similarly, the windows at the north end of the northwest facade have been replaced. Those to the west, however, are the original 40-pane steel-framed windows with pivoting center sections. Since the replacement windows are much smaller, the remaining window openings and some entire windows have been filled in with concrete. All first floor windows on this facade and the main facade have been covered over in this manner.

It is believed that the one-story portion of the building had a similar bank of multi-pane steel frame windows, at least on the northeast facade. This wall now presents a blank surface to Monroe Street with no openings. This wall possesses a stepped parapet, which hides a steel deck roof.

The southeast facade opens onto a parking lot and contains a number of truck bays. A loading platform with a metal shed roof was added between 1980 and 1988. Another loading platform, which projects out into the parking lot, is long and narrow and covered with a gable metal roof. This addition was put on after 1980. The most substantial addition to the building is the rear semi-circular portion that was added c. 1955. This addition is constructed of concrete block and has no windows or doors. There are two truck bays on the south side, which would have opened to a railroad siding that curved up to the north off the main B & O track. It is to this curve in the track that the addition owes its arced form.

Additional exterior alterations are located at the west corner of the original building. Here a concrete driveway leads back to a small one-story addition with a canted corner. This was at one time a

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. B-5059

Name
Continuation Sheet

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freestanding building, cited as a filling station on a 1951 Sanborn Fire Insurance Map. It was later connected to the B. Green warehouse by a two-story tan brick addition that aligns with the rear wall of the office portion of the building.

Although the interior was not accessed at the time of the site visit, a 1957 Sanborn map provides some insight into its configuration at that time. This map shows that the two-story portion of the building was used for offices. Along the interior of the northeast façade was a packing area, with a receiving area in the far eastern corner. Toward the rear of the space was an assembling area and cold storage area.

3. Significance

Inventory No. B-5059

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 B. Green Warehouse has been used continuously as a grocery cold storage and distribution facility since its construction in 1950. Its large, unarticulated form reflects this industrial use. The building is associated with the railroad, which runs along the southwest perimeter of the property. An early addition to the B. Green building was built directly along a curved siding that came off the mail line. This siding allowed for easy receipt and delivery of wholesale foods.

Significance

The B. Green building 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. The lot was once part of the property of Charles Carroll, whose Mount Clare Mansion, a National Historic Landmark, is located about a quarter of a mile to the north. The land was used for agricultural purposes from at least 1760, when Mount Clare was constructed through the mid-19th century. At that time, this part of Baltimore began to develop as an industrial area, with associated worker housing. The founding of the B&O Railroad system started and anchored the industrialization of the vicinity beginning in the 1830s.

The lot where B. Green is located had no buildings when it was surveyed in 1914. Soon after, however, the area southeast of the building's location served as a B&O lumber yard. Tracks crossed the southeastern portion of the lot with a number of train and lumber sheds. Closer to the B. Green building was a Baltimore Transit Company machine shop. This shop, as well as one of the B&O's lumber and equipment storage sheds, remained in the area of the B. Green parking lot until the mid-1980s.

The B. Green building was constructed in 1950-51 by the Consolidated Grocers Corporation as their C.D. Kenny Division warehouse. Consolidated had acquired the property on June 20, 1950. The property remained in the ownership of Consolidated, under their Monarch Foods subsidiary, until 1990, when the

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building was bought by Green Properties to serve as the B. Green & Co., Inc. Wholesale Foods Warehouse.

The importance of the B&O Railroad in the area, and specifically to the Consolidated Grocers Corporation, is evident in the construction of an early addition to bring the building closer to the rail line. A curved addition was put on c. 1955 to the rear of the building. The addition obtains its unusual shape from the curve in the railroad track along which it was constructed. Building right up to this curved track allowed the warehouse direct access to freight cars through several bays.

This building is a relatively uninteresting example of mid-century commercial architecture. Moreover, changes over time have altered the integrity of its appearance and materials. Windows along the main façade and northwest side have been covered over or replaced with fixed vinyl framed windows. Neither the utilitarian form of the building, which is illustrative of its original use as a warehouse, nor the remaining intact materials, primarily concrete and concrete block, provide outstanding examples of a style particular to the 1940s and 1950s. The building is not distinctive for its architecture, and is not considered eligible for the National Register under Criterion C. No association with significant individuals or events was discovered in researching this property, making it ineligible under Criteria A and B. The B. Green building was not evaluated for significance under Criterion D for archaeology.

9. Major Bibliographical References

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See Continuation Sheet 9.1

10. Geographical Data

Acreage of surveyed property 5.80 acres

Acreage of historical setting _____

Quadrangle name Baltimore West

Quadrangle scale: _____

Verbal boundary description and justification

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

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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.

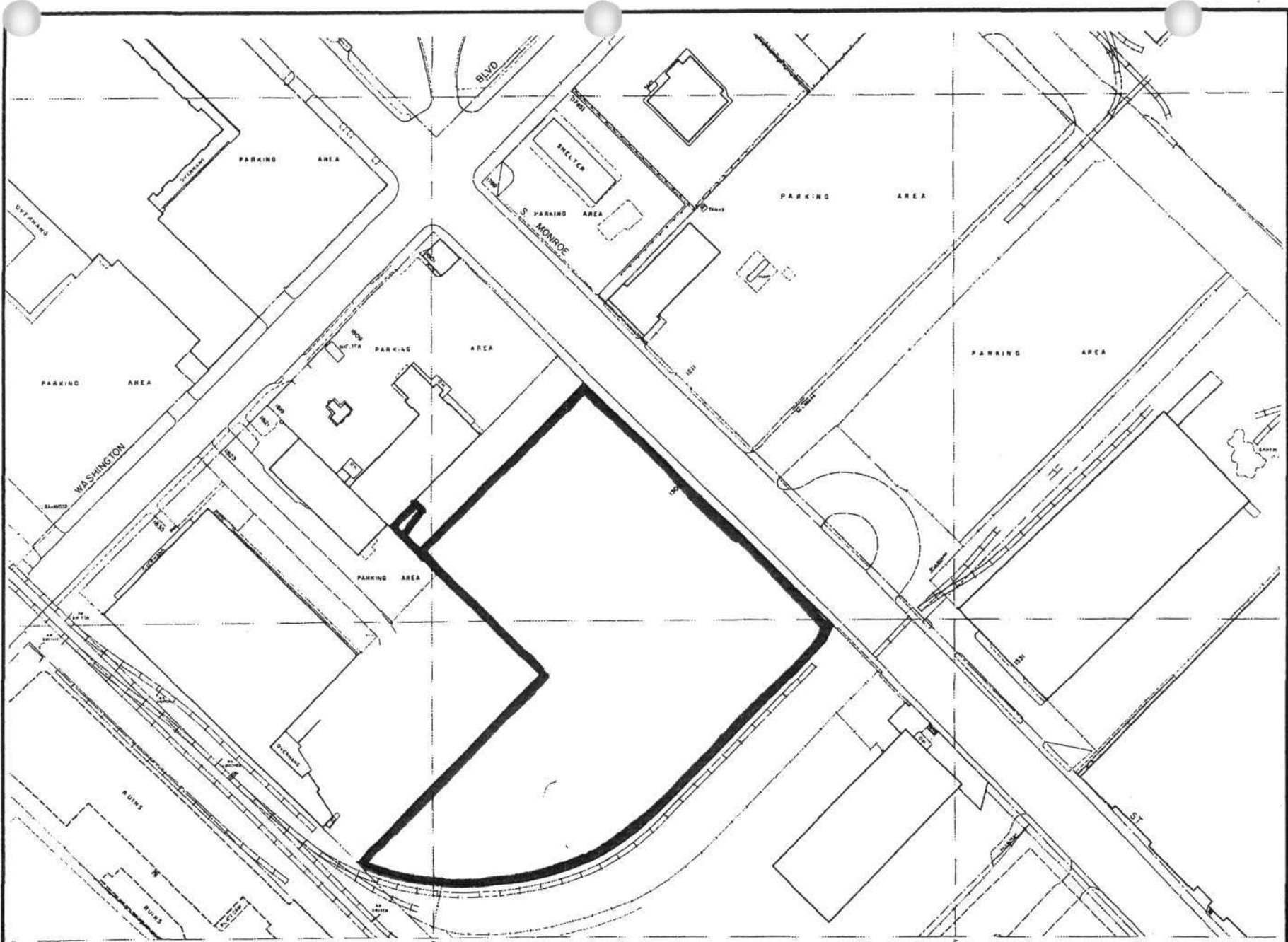
Miles, Priscilla. *Historic Baltimore: Twelve Walking Tours*. Baltimore: Priscilla Miles, 1987.

“Mount Clare Museum House.” <http://users.erols.com/mountclaremuseumhouse/>

Polk’s Baltimore (Maryland) City Directory, 1936-1958.

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

Sanborn Fire Insurance Maps, 1901-1952.



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

B. Green & Co., Inc Wholesale Foods Warehouse
1300 S. Monroe Street
Baltimore, MD

↑ North

URS

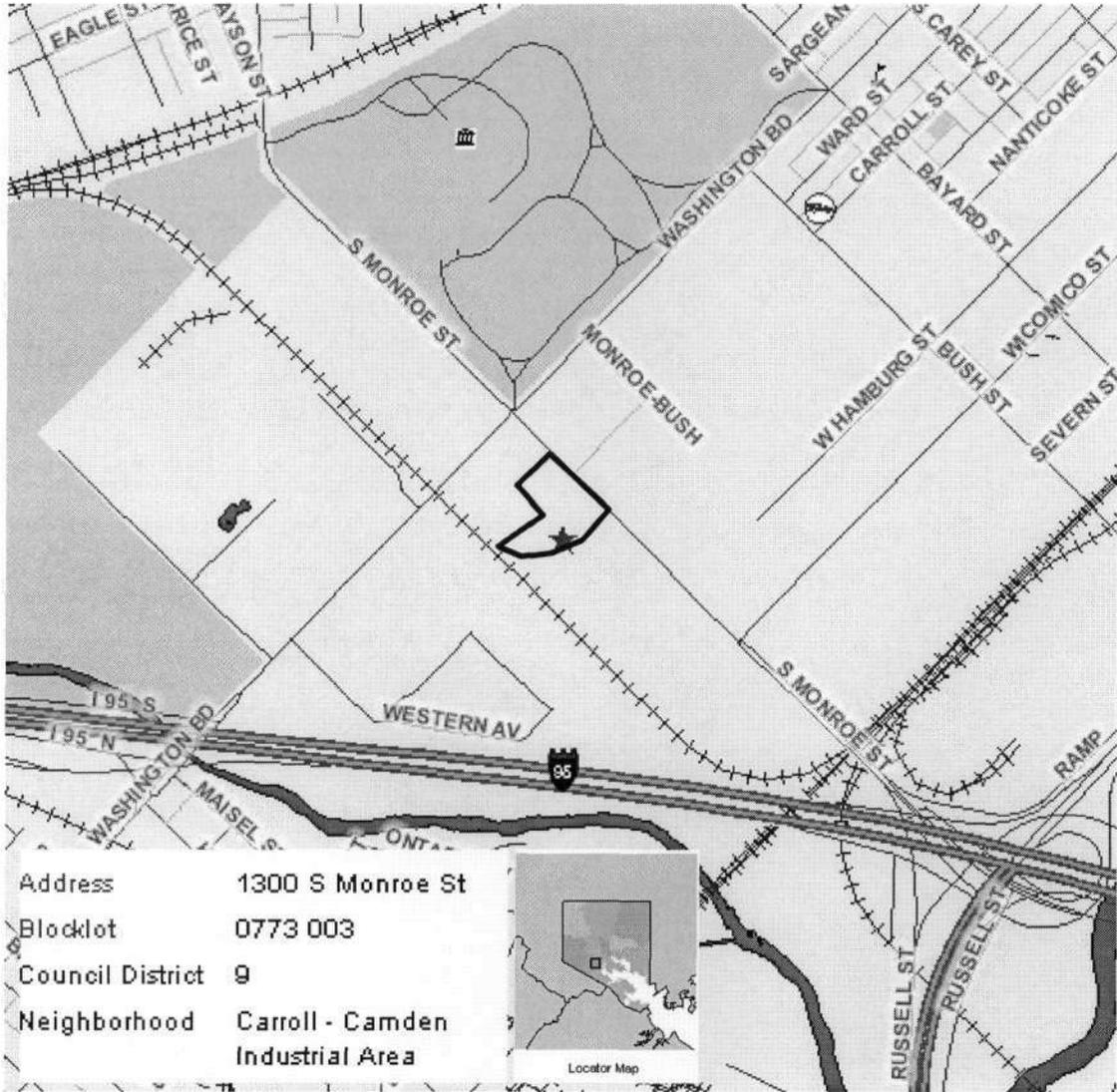
PROJ NO	D1-0000996.03
INVENTORY NUMBER	B-5059

B-5059

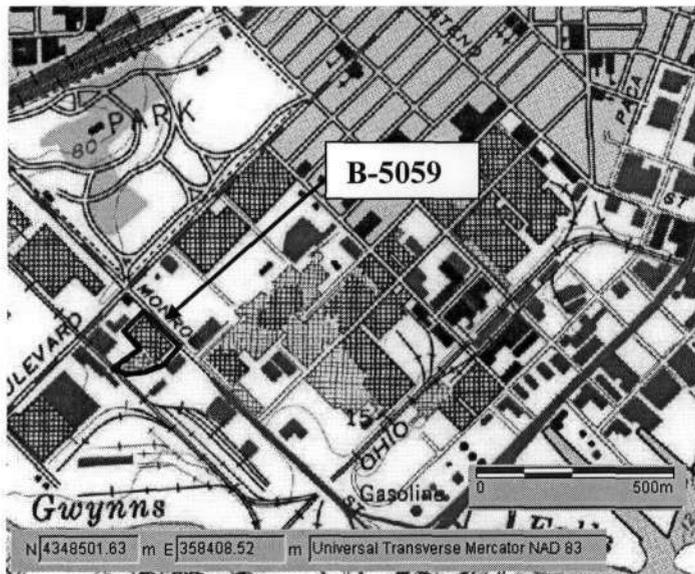
B. Green & Co. Inc. Wholesale Foods Warehouse

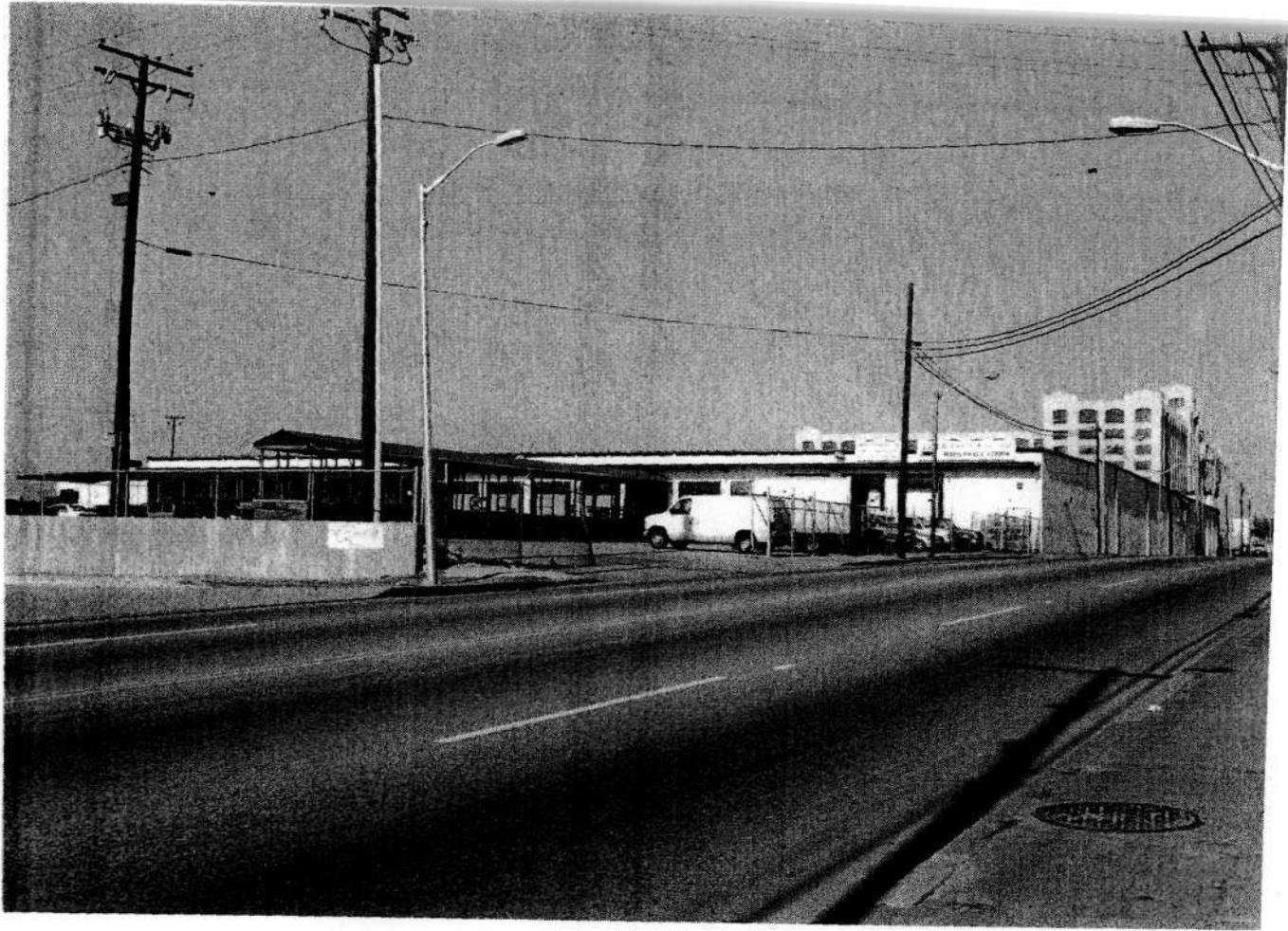
1300 S. Monroe Street

Baltimore City iMap Location



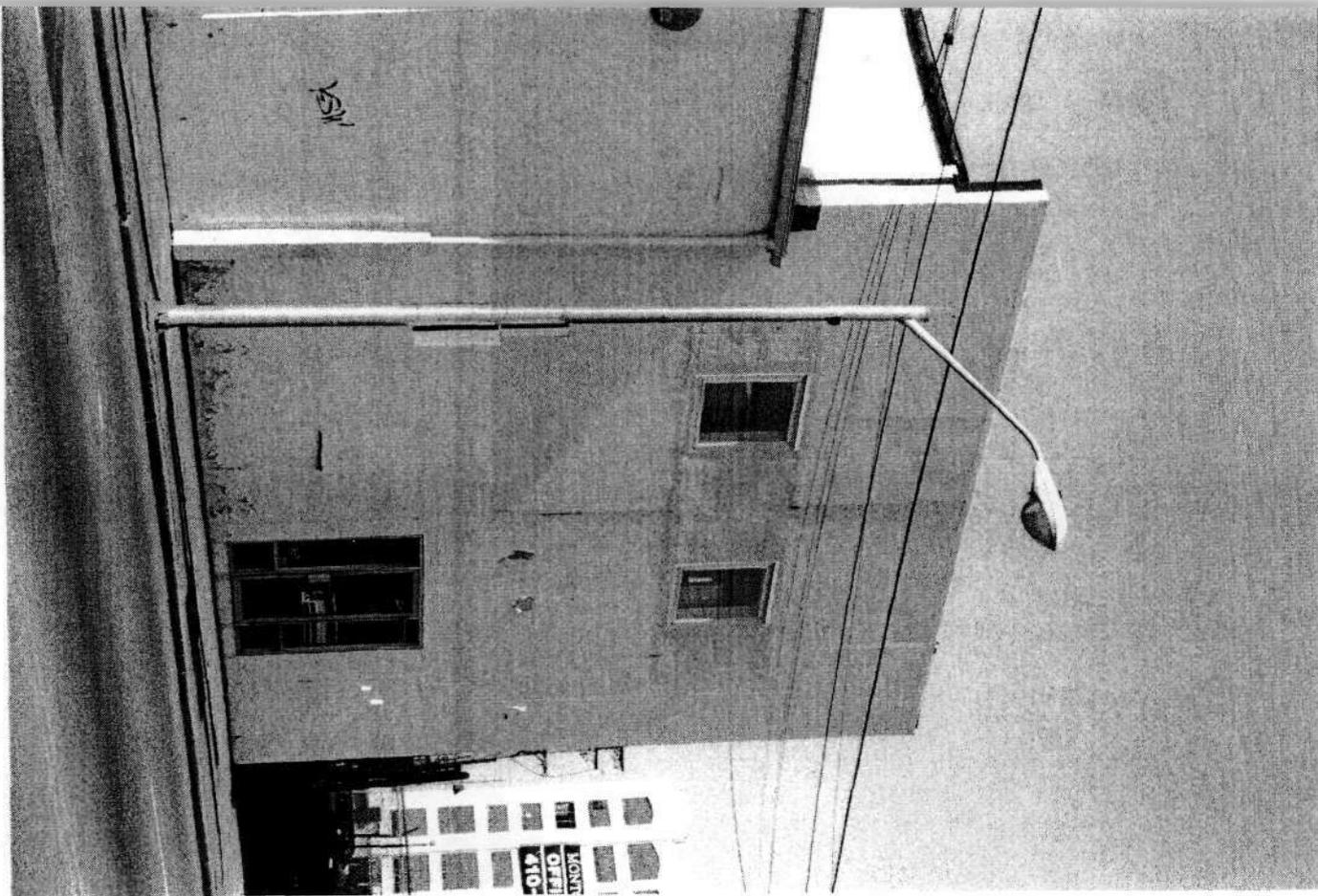
Baltimore West Quadrangle Location



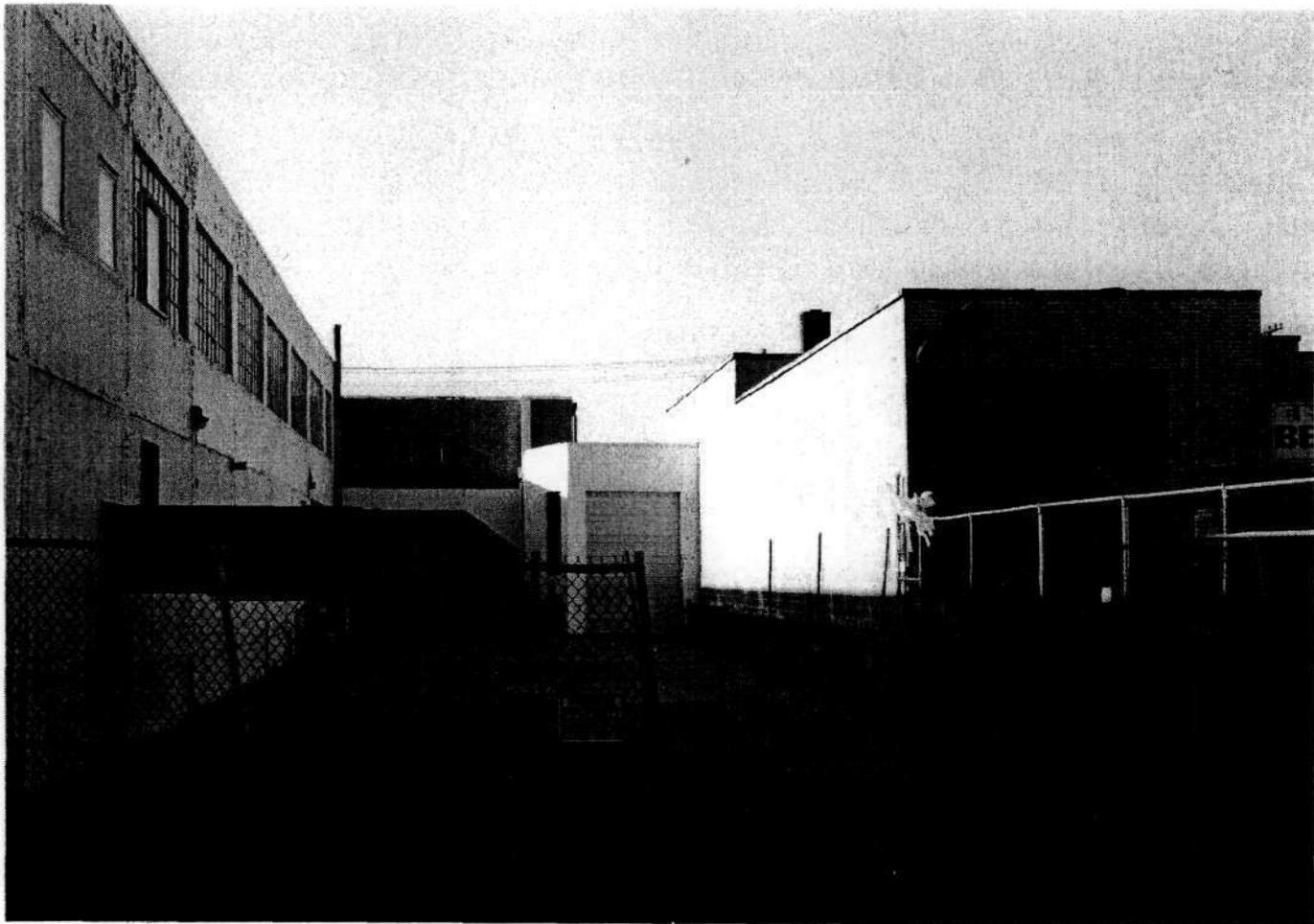


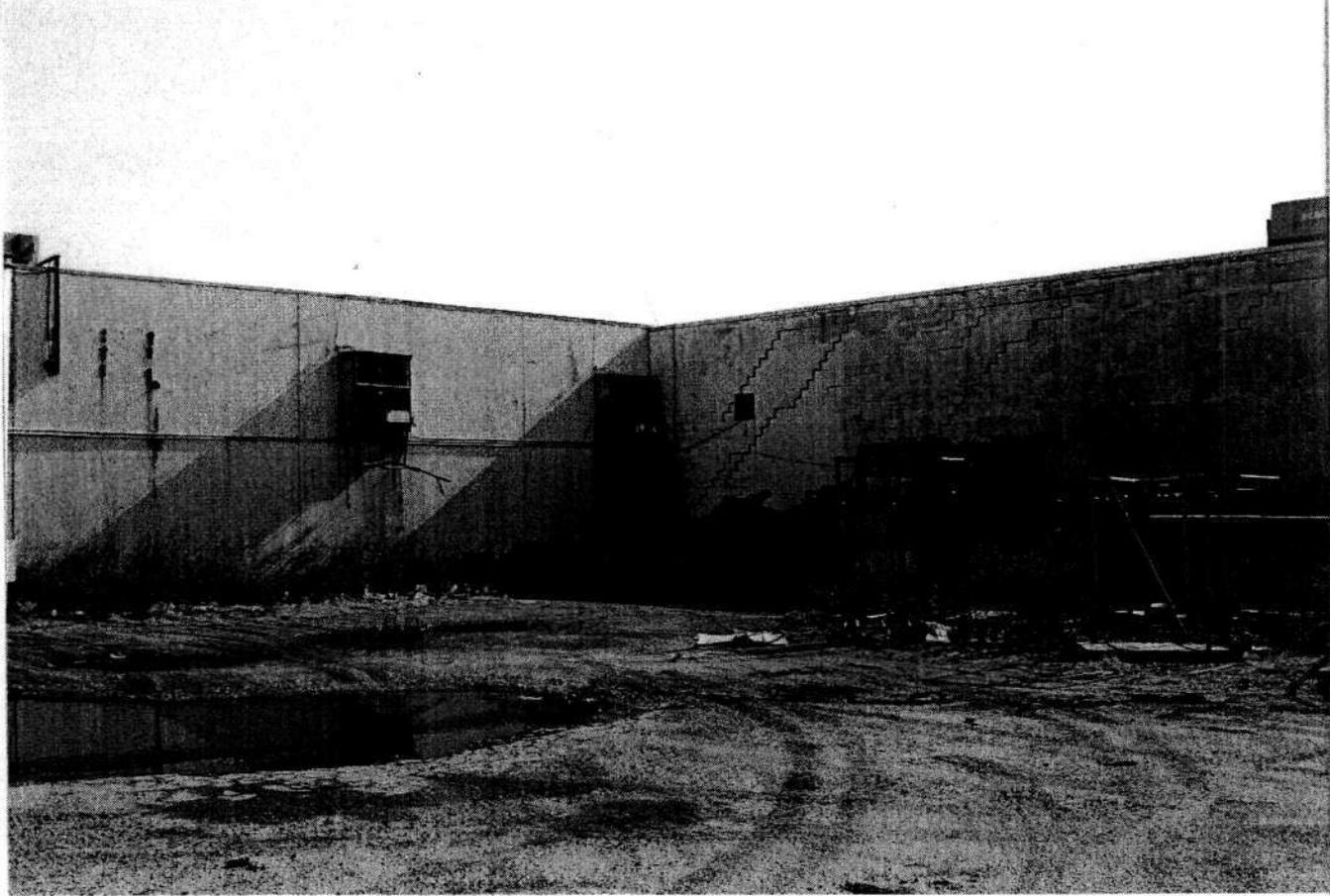
B-5059



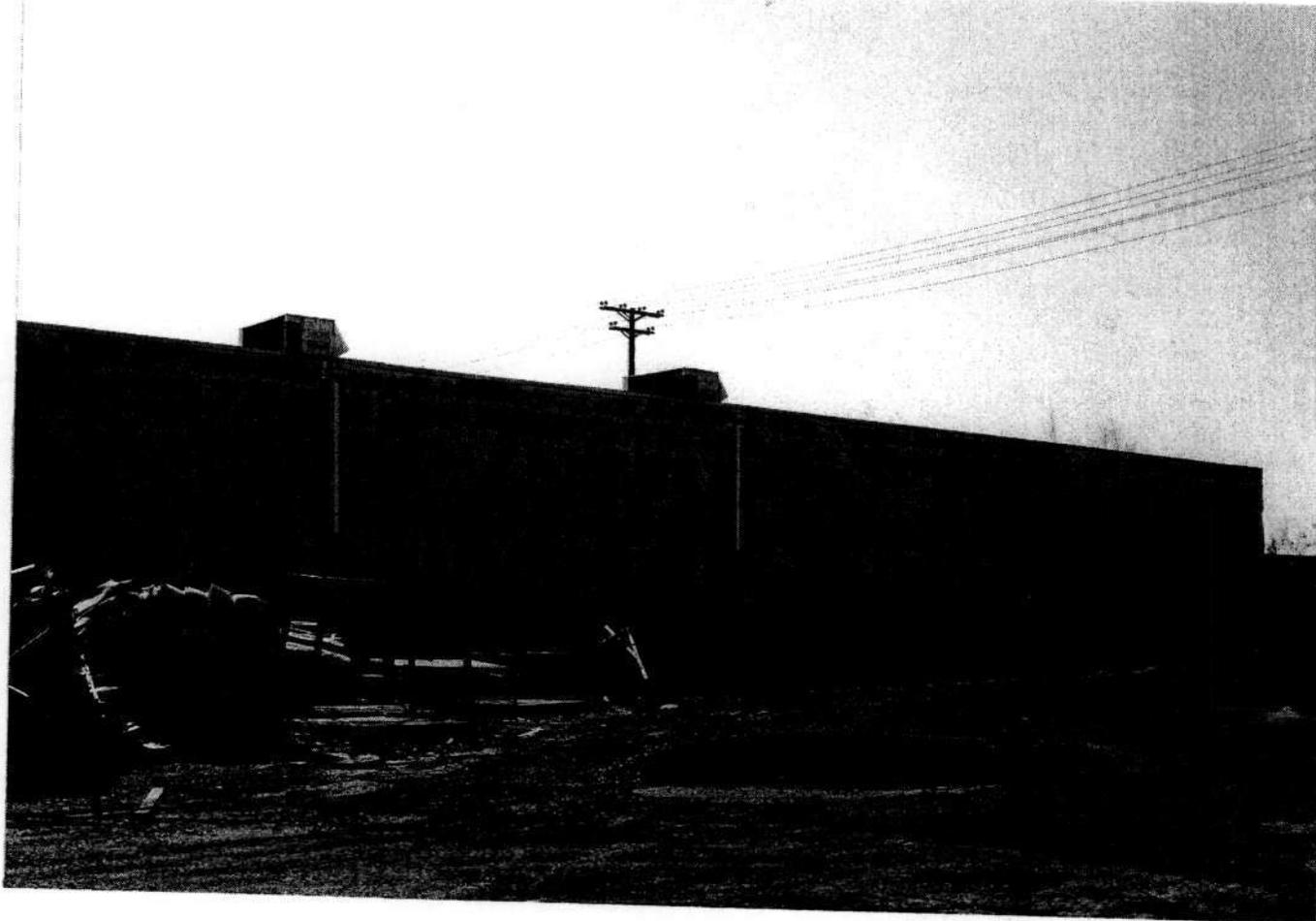


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