

**MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes
no

Property Name: South Haven Street Industrial District Inventory Number: B-5170
 Address: S. Haven St. between Fleet St. and Dillon St. Historic district: yes no
 City: Baltimore Zip Code: 21224 County: Baltimore City
 USGS Quadrangle(s): Baltimore East
 Property Owner: various Tax Account ID Number: n/a
 Tax Map Parcel Number(s): _____ Tax Map Number: 26
 Project: Red Line Transit Study - Bayview Extension Agency: MTA
 Agency Prepared By: John Milner Associates, Inc.
 Preparer's Name: Katherine Farnham Date Prepared: 2/8/2010
 Documentation is presented in: See sources below.
 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)*

This district consists of a group of six industrial properties with buildings constructed between 1927 and 1952. The district includes six properties on both sides of S. Haven St., bounded by Dillon St. on the south and Fleet St. on the north.

- 601 S. Haven St. (Bruning Paint), constructed 1927
- 715 S. Haven St. (former C. Hoffberger Ice Co.), constructed 1928
- 4000 Dillon St./4001 Hudson St. (Intelect Corp.), constructed 1950, with secondary building constructed ca. 1953-1960.
- 4000 Hudson St., constructed ca. 1952
- 4015 Foster Ave., constructed 1948
- 4015 Fleet St. (Best Battery), constructed 1935

This district comprises part of a larger industrial area that arose in the early twentieth century along the multiple railroad alignments through the neighborhood, eventually buffering the railroad lines from residential neighborhoods to the east and west and occupying the zones between track right-of-ways. Haven St., both north and south of Eastern Ave., and Kresson and Janney Sts. north of Eastern Ave., were among the streets developed in this manner. To the southwest of the South Haven St. Industrial

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MHT Comments:

John Faulkner
 Reviewer, Office of Preservation Services

3/25/10
 Date

[Signature]
 Reviewer, National Register Program

4/5/10
 Date

District were the Gunther Brewing Co. and the National Brewing Co., to the south was an oil tank facility for Esso, and to the east, between railroad lines, was a large tract containing the Crown Cork & Seal plant.

The O'Donnell St. Viaduct over the network of railroad tracks immediately south of this district was opened in 1955. The viaduct provided a road bridge over rail lines, and constructed a new railroad bridge over the eastern end of the new road. The old road with grade crossings remained beneath the viaduct. This project was intended to facilitate better vehicular access to the Canton and Highlandtown industrial areas and link them to the proposed harbor tunnel, and thus to the growing interstate highway system. Transporting supplies and products by truck rather than by railroad was a growing trend and perceived as a quicker and more reliable transportation method. As rail transportation declined in importance, the rail spurs and even entire lines of track within this area were abandoned or removed.

A news article at the time also explained that postwar plant designs were changing from multi-story buildings with elevators to sprawling single-story buildings where materials entered at one end and production was made in an uninterrupted line. The use of forklifts, pallets, and overhead monorail machinery was part of this change. Crown Cork & Seal opened a new plant of this type in 1947, southeast of its main plant. The buildings of the South Haven Street Industrial District illustrate this trend. The 1920s buildings on the east side of Haven St., adjoining the railroad tracks, are two-story industrial buildings that once depended on railroad transportation and later shifted to truck transportation. Those on the west side of Haven St. are newer, one-story, vehicle-oriented buildings, including a former parking garage for Gunther Brewing. These buildings did not have access to railroad spurs.

Sanborn maps from the 1914-1953 period indicate that 601 S. Haven St. was constructed in 1927. Research performed by the Maryland Department of the Environment as part of a voluntary environmental cleanup process states that the building was constructed for the Edward Katzinger Company, a manufacturer of metal baking pans. In 1951, the factory was acquired by the Lord Baltimore Press as its Haven St. printing plant. The Lord Baltimore Press, founded in 1875 and known as the Friedenwald Company prior to 1900, was a lithographer and printer of reference books and maps. By the 1950s it was publishing the American Journal of Psychiatry. International Paper Co.'s corporate timeline indicates that the press became a subsidiary of International Paper in 1956. In 1972, the Lord Baltimore Press was merged with another subsidiary and became part of the folding carton and label division of International Paper. Bruning Paint took over the site by 1979 and used it to manufacture and distribute paints. The building alterations that are evident today appear to date from Bruning Paint's occupancy. In 2002, Insl-X Products Corporation took over the paint operation. This ceased in 2006 and the building was emptied. The current use is unclear.

Research performed by the Maryland Department of the Environment as part of a voluntary environmental cleanup process states that the building at 715 S. Haven St. was constructed in 1928. It was built and used by the C. Hoffberger Company as a commercial ice plant and storage facility. The company name is still visible embedded in the west façade with contrasting brick. The 1914-1953 Sanborn Fire Insurance maps indicate that the south part of the building housed the ice manufacturing operation and the deeper north end of the building was the ice storage warehouse. In 1982, the property was occupied by the Case Mason Filling Company, which performed custom commercial product packaging. A & L Packaging later took over this operation and still occupies the building.

4000 Dillon St. contains two buildings. According to the 1914-1953 Sanborn Fire Insurance maps, the larger building on this site was originally a private garage for the Gunther Brewing Company. A garage for the National Brewing Company was located further up Dillon St., suggesting the big brewing plants may have had insufficient on-site parking for vehicles following World War II. The smaller building on the site was constructed at an unknown date after 1953 but appears to date from the 1950s. Both buildings are now occupied by Intellect Corp.

4000 Hudson St. is a brick one-story building facing south, with a long frame shed extending toward the rear along the west edge

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 Date

 Reviewer, National Register Program

 Date

of the lot. The Maryland Real Property Tax Database indicates the building was constructed in 1940. However, the yard and buildings do not appear on the 1951 Sanborn map. The 1953 Sanborn maps show the current structures and indicate that the property was a "contractor's yard," but does not indicate the name or nature of the business. The eastern half of the brick building contained a woodworking shop and the west half was used as storage. The building is still in use as a repair shop and equipment storage.

4015 Foster Ave. has two conjoined sections: a front-gabled section with a monitor roof on the northern half of the lot, and a flat-roofed section of corresponding height on the south half of the lot. Tax records indicate the building was constructed in 1948. According to the Sanborn map of 1953, the monitor-roof section housed a service area for the Westinghouse Electric Corporation, and the south building housed an electric motor repair shop. Both sections appear to be in use as repair businesses.

4015 Fleet St. is a large oblong building occupying nearly all of its lot, with only a small setback at the south end. A newer loading dock is appended to its south end. It is currently occupied by a battery business. Tax records indicate it was built in 1935, but no business name or use is noted on the 1953 Sanborn map. It now houses Best Battery.

The industrial buildings in this district are utilitarian in character and possess no distinctive architectural details, with the exception of the terra-cotta ornamentation on the front entrance bay of 601 S. Haven St. The buildings have a low to medium level of integrity, with considerable replacement or infill of original windows and window openings, replacement of doors, and modernization of garage bays and loading areas. None of the properties is known to be associated with highly significant people, businesses or industrial processes, and not one is an exemplary model of its type. As such, the buildings both single and collectively do not meet the requirements of National Register Criteria A, B and C. This district was not evaluated for eligibility under National Register Criterion D during the historic architecture survey. Given its lack of significance and generally low level of integrity, the South Haven St. Industrial District is recommended not eligible for the National Register of Historic Places.

Sources:

International Paper Co. Timeline, n.d. Available online at: <http://www.internationalpaper.com/Our%20Company/About%20Us/Paper%20Making%20Timeline.html>

Maryland Department of the Environment, Facts About South Haven Properties (Voluntary Cleanup Program), 2008. Available online at: [http://www.mde.state.md.us/assets/document/South%20Haven\(1\).pdf](http://www.mde.state.md.us/assets/document/South%20Haven(1).pdf)

Maryland Real Property Tax Database. Available online at: http://sdatcert3.resiusa.org/rp_rewrite/.

Sanborn Fire Insurance Maps: 1902, 1914, 1928, 1936, 1951, 1953.

Williams, Carroll E. "New Viaduct Seen as Aid to Industries." Baltimore Sun, November 20, 1955.

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MHT Comments:

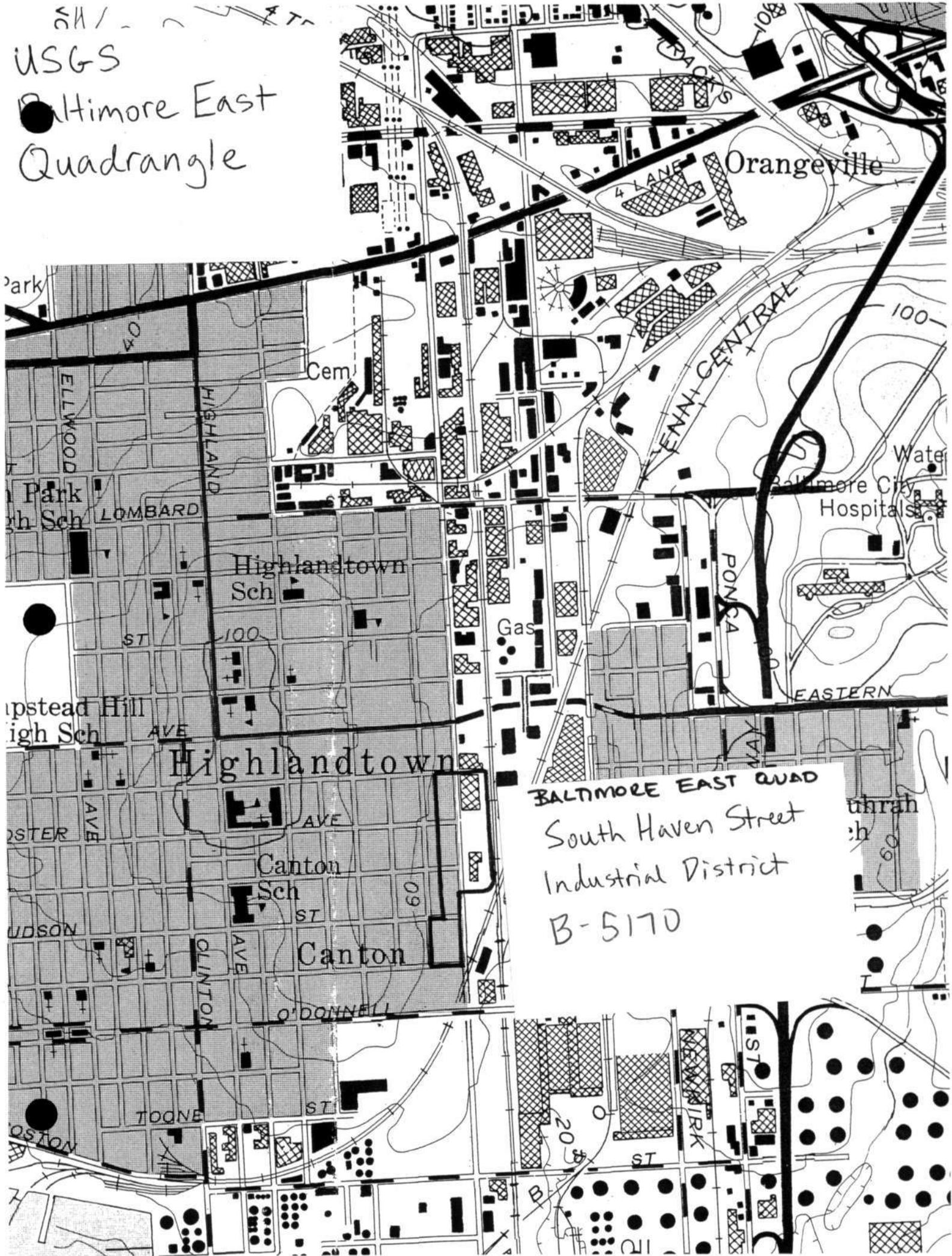
Reviewer, Office of Preservation Services

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Reviewer, National Register Program

Date

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USGS
Baltimore East
Quadrangle



BALTIMORE EAST QUAD
South Haven Street
Industrial District
B-5170



B-5170

S. Haven St. Industrial District

Baltimore City, MD

S. Traum

August 2009

MD SHPO

View to SW from Fleet St. intersection

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S. Haven St. Industrial District

Baltimore City, MD

S. Traum

August 2009

MD SHPO

View to SW of 4015 Foster Ave.

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S. Haven St. Industrial District

Baltimore City, MD

S. Traum

August 2009

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View to NW showing 4015 Foster Ave.

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B-5170

S. Haren St. Industrial District

Baltimore City, MD

S. Traum

August 2009

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View of 601 S Haren St. to SE

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S. Haven St Industrial District

Baltimore City, MD

S. Traum

July 2008

MD SHPO

Detail of 601 S. Haven St., view to SE

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S. Haren St. Industrial District

Baltimore City, MD

S. Traum

August 2009

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View to SW from intersection of S. Haren. & Hudson Sts

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S. Haven St. Industrial District

Baltimore City, MD

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View to NW of 4001 Dillon St. / 4000 Hudson St.

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S. Haven St. Industrial District

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View to S.E. of 715 S Haven St.

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B-5170

S. Haven St. Industrial District

Baltimore City, MD

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View of S. Haven St. looking N from Dillon St.

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