

MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM

NR Eligible: yes ___
no

Property Name: 402 W. Lombard Street Inventory Number: B-5200

Address: 402 W. Lombard Street Historic district: ___ yes no

City: Baltimore Zip Code: 21201-4601 County: Baltimore City

USGS Quadrangle(s): Baltimore West

Property Owner: Berhe, Inc. Tax Account ID Number: 0654001

Tax Map Parcel Number(s): 0000 Tax Map Number: 4

Project: Red Line Project Agency: Maryland Transit Administration

Agency Prepared By: RK&K, LLP

Preparer's Name: Christeen Taniguchi Date Prepared: 8/16/2011

Documentation is presented in: Enoch Pratt Library--Maryland Room, ProQuest Historical Newspapers Database, Sanborn Fire Insurance Maps, Commission for Historical & Architectural Preservation (CHAP)

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 Listed: ___ yes

Site visit by MHT Staff ___ yes no Name: _____ Date: _____

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

Architectural Description

The building at 402 W. Lombard Street is located in the City of Baltimore, Maryland. It is a modest three-story brick-clad rowhouse with a storefront at street level. The building is situated on the north side of W. Lombard, between S. Paca and S. Eutaw Streets in the downtown area of the city. It is aligned on a north-south axis, with a façade facing south toward W. Lombard Street. The building currently houses a liquor store at the first-floor level; the use upstairs is not known.

This three bay, three-story building was constructed in circa 1880 and incorporates modest Italianate style elements. Built up to the property lines, it has an irregular floor plan. The building likely sits on a brick foundation. The symmetrical façade is made of pressed brick laid in a running bond, with the west and north (rear) elevations made of a lesser brick and laid in a common bond. The primary entrance consists of a metal and plate glass door with single sidelight, located at the center of an original wood storefront located at the façade. A shallow concrete ramp provides access to the entrance. Single light display windows with modern security bars flank the entrance. Both the entrance and windows are framed with wood Italianate details, such as panels, and pilasters with dentils and paneling topped with oval shapes. The six second- and third-floor windows at the façade are narrow

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Reviewer, Office of Preservation Services

6/11/12
Date

[Signature]
Reviewer, National Register Program

6/11/12
Date

and tall, and have brick lintels and stone sills. Each of these windows has replacement vinyl windows with two sashes surrounded by replacement frames. At the top of the storefront is a wood cornice with dentils and brackets underneath. Above the storefront and mounted on the brick façade is a metal and plastic backlit sign advertising "Liquors Beer Wine Cold Sodas." Above the sign are two modern metal and glass light fixtures. A projecting cornice, with simple rectangular brackets and dentils, is located at the roofline. Newer panels are mounted over what is likely the cornice's crown molding.

Most of the east elevation abuts against 400 W. Lombard Street, but a small portion near the top is visible and clad with stucco.

At least two additional entries into the building are located at the second-floor level of the west elevation. The one facing west is an original paneled door with two lights; the door is in turn flanked by two sidelights, and the entire entrance is topped by a wood lintel. The second entrance by the stairs faces south and consists of a single replacement door. There may be a third entrance facing north, but this area was not visible. Below the stairs is another entry located at this elevation at the first-floor level. This boarded-up entrance has a newer screen door and a stained glass transom above. The west elevation has sixteen windows with brick lintels. Eleven of these have replacement vinyl windows with two sashes, surrounded by replacement frames. Five of the windows have been boarded up.

The north (rear) elevation has no doors, but it has one replacement vinyl window and a second window that has been boarded up.

The front section of the building is covered by a low-pitched side-gabled roof, and the two rear sections have shed roofs, all likely covered with built-up bituminous material. The building has three chimneys. Two chimneys are located at the west side of the roof; the one to the south is red brick, has been rebuilt, and has what appears to be two terracotta pots with metal caps; the other chimney to the north has a triangular-shaped pot and is clad in stucco. Another chimney, with two triangular-shaped pots, is located at the northeast corner of the building.

Two modern metal fences are located at the west elevation, including a chain-link fence with a gate located at the south end that is parallel to the façade. The façade fronts a poured concrete sidewalk that includes a bus stop and wood bench. A large asphalt parking area is located to the building's north and west. Cobra-head light standards are located along Lombard, and a traffic light is located at Eutaw and Lombard. Similar two- and three-story buildings adjoin 402 W. Lombard on the intersection's northwest corner, but larger buildings, ranging from the late nineteenth to late twentieth centuries, occupy the immediate vicinity. Oriole Park at Camden Yards and the Inner Harbor are situated to the south and southeast.

A large number of the bricks are spalling, and the dentils at the storefront are sagging.

Historic Context

At the midpoint of the eighteenth century, Baltimore had a mere 25 wooden houses. However, this would soon not be enough to accommodate a growing population that had increased by 43% between 1790 and 1800. Baltimore expanded to the west, a growth that was primarily residential. The lots that today comprise the corner of Eutaw and Lombard streets were originally part of a land patent called Lunn's Lott, a vast acreage west of the harbor. As part of this expansion, John Eager Howard divided a portion of the patent into "Howard's Addition" in 1782, including 350 building lots, and established Eutaw and Howard streets south of Saratoga Street. Howard continued to lay out new lots to the west, typically leasing lots to speculative builders who further subdivided the land. The builders erected rowhouses for sublease, typically to artisans and other skilled workers, forming a well-to-do working-class community.

When Hattie Lerew, and her sisters Elizabeth L., Emma L., Amelia and Matilda J. acquired 402 W. Lombard (186 W. Lombard at the time) through a trustee from Charles J. Lerew in 1863, an earlier residence stood on this site. Charles was likely their father. It

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is possible the Lerews were of French descent, although the sisters and their parents were Maryland born. A surge of French immigration occurred during the 1790s into Baltimore. Many immigrants were merchants, traders, and shopkeepers, and it appears Charles Lerew held one of these occupations. He is identified in the city directory as living at this property until 1879, and by the following year Hattie is listed instead.

The current rowhouse was constructed in circa 1880. The Census from that year shows the sisters, except for Matilda, living together at this location, with 60-year-old Hattie as the head of the household. By this time, the property address had become 206 W. Lombard. Matilda had married, but it appears her sisters remained single. The Lerew sisters also took in boarders; the ones listed in 1880 were Justus Bitter and Christian Colthe (or Kothe) who were both German immigrants. No evidence shows that the Lerews operated a business out of this building; it is possible that the storefront was installed to provide additional income through its rental. By 1890, Elizabeth and Emma Lerew are listed in the city directory, and the house number had become 402 W. Lombard. Starting in 1893, only Emma is listed, the year she put out a mortgage on the property.

The home at 402 W. Lombard Street displays the Italianate stylistic elements popular in the United States, particularly between 1850 and 1890; these features were widely used for Baltimore's brick rowhouses well into the 1910s. Influenced by the country villas in northern Italy, the style had originated in England as part of the Picturesque Movement that reacted to the formal classical influences in architecture up until that time. After 1850, many Baltimore rowhouses were either designed or remodeled to include Italianate stylistic features. The buildings grew taller and windows were lengthened and widened, becoming shorter on each successive floor and emphasizing the façade's verticality. Large and elaborate cornices, typically supported on consoles and incorporating dentil molding, crowned the buildings. Elaborate ornamentation such as brackets was also associated with Italianate doorways and windows, and cast iron was also incorporated in railings, balustrades, and widow boxes. Such details can be seen at the storefront of 402 W. Lombard Street, although the window trim is more modest and cast iron was not used. Despite the elaborate nature of the new style, the Baltimore rowhouse retained its modest two-dimensional appearance; ornament continued to be applied to, rather than fully incorporated with, the façade. In some cases, storefronts were incorporated at the first-floor level, with living quarters for the shop proprietor and the family located above. 402 W. Lombard is an example of such a rowhouse, and it retains its historic storefront.

In 1900, Emma defaulted on the mortgage on the property that she had taken out seven years earlier. This led to a trustee's sale of the property by Alfred S. Niles on March 22, 1900. Charles Fortenbaugh purchased 402 W. Lombard Street for \$1,650 with a ground rent of \$20 from Niles. Owner of a box manufacturer, Charles did not use or live at this property. Instead, Alfred Fortenbaugh worked as a barber and lived at 402 W. Lombard Street starting in 1900. The 1910 census shows Alfred living at this property with his daughters Elizabeth W. and Theresa K. Briars, son-in-law Bernard L. Briars, and grandson Bernard K. Briars.

Until the mid-nineteenth century, Baltimore remained a small town without any real separation of residential and business activities. As the city grew following the Civil War, the first real business districts emerged. By the end of the nineteenth century, the city had developed distinct sub-centers, each with a different commercial or manufacturing specialty. The principal manufacturing specialty in this area was the garment industry. By the last quarter of the nineteenth century, large-scale manufacturing had begun to infiltrate this predominantly residential area, particularly in the areas north of Eutaw and Lombard Street. Businesses such as Alfred's barbershop would have served laborers working the nearby growing industries.

While his daughters were born in Maryland, Alfred Fortenbaugh was born in Germany. The Fortenbaughs were part of a wave of German immigrants that arrived in Baltimore during the post-Civil War years. The number of Germans entering Baltimore reached 12,000 in 1868, exceeding all earlier rates. Now firmly established in Baltimore, they had created numerous social clubs in the area surrounding Eutaw and Lombard streets. By the time Alfred Fortenbaugh moved into 402 W. Lombard Street, however, these German societies were continuing to disappear as the area was becoming increasingly industrial and commercial.

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The Baltimore Sun featured a small article in 1903 because Alfred invented a device to prevent bottles from being inappropriate refilled again, applying for a patent in ca. 1903. The practice of unscrupulously refilling bottles originally meant for an expensive liquid, such as whiskey, with one that was cheaper, was apparently common at the time. This, of course, lowered the prestige of the original brand and was problematic. Alfred claimed his device could be manufactured inexpensively. As part of the same article, a proprietor of a well-known brand of whiskey was interviewed, who said that they regularly receive countless correspondence from inventors of similar devices and was skeptical that a successful one would be invented any time soon. No information was found as to any resulting success of Alfred's device. He continued to live and work in this building as a barber until at least 1913, although by 1916 he is no longer found in Baltimore. Charles Fortenbaugh's four daughters sold the property in 1925 to Raymond and Lena S. Levin.

As the garment district grew, a small service industry developed based around the factories and their workers. These businesses typically occupied smaller buildings, many of which were former rowhouses adapted for new uses. The northwest corner of Eutaw and Lombard streets was no exception. Isaac Davidson of the Davidson Transfer and Storage Company purchased the building at 402 W. Lombard Street in January 1929. By then the company already owned and occupied three other properties at this intersection (400 W. Lombard, 32 and 34 S. Eutaw Street), which they had acquired in 1923. The company was based in these four buildings for two more years before moving its primary operations to a new facility on Key Highway in 1931; it maintained offices at the Eutaw-Lombard location until 1934. The Davidson Transfer and Storage Company was formed by Isaac Davidson in 1896. The business began by transporting fabric and finished garments between factories and to the railroad and harbor. The business quickly grew, establishing regular shipping service between multiple nearby cities, including Philadelphia and New York.

The 1942 Polk's City Directory showed that 402 W. Lombard was occupied by Cohen's Transfer, operated by Sol Cohen, and Murray L. Schuster's janitors' supplies company called United Sanitary Chemicals Company. In 1956, the building continued to be occupied for light industrial use by Lombard Office Equipment run by Burnett Goldstone. Burnett and his wife, Claire G., lived in Baltimore, although not at 402 W. Lombard. Lombard Office Equipment continued to operate at this building until at least 1964.

402 W. Lombard is currently a liquor store. This circa 1880s Italianate-style rowhouse with storefront has seen few alterations. They are most evident with replacement doors and windows, as well as some boarded-up window openings and modern stairs accessing the second floor at the west elevation. The fences bordering the west elevation are also newer. However, the building still retains some of its original character-defining features, such as its general form, unpainted brick exterior walls, fenestration, and most distinctively, the original Italianate-style features located at the roofline and storefront at the façade.

When 402 W. Lombard was constructed, the surrounding area was primarily residential, although there were the beginnings of some transition to industrial and commercial uses. The only nearby building remaining from this period is another rowhouse located at 38 W. Lombard Street. This other building has been altered, however, since the time it was constructed. As the nineteenth century continued to progress into the next century, residences were fast disappearing. By 1901, the United Light and Power Company had its expansive facilities to the north and northwest on the same block as 402 W. Lombard. The Davidson Storage Company constructed a light industrial building in the 1920s at 34 S. Eutaw Street and 400 W. Lombard Street. Both developments replaced rowhouses. The Bromo Seltzer Tower located to the east was constructed in 1911; the tallest building in Baltimore at the time, it was part of the changing dynamics of what had been a low-scale residential neighborhood. In addition, the massive loft buildings located to the north were also built during this period of growth, replacing rowhouses and institutional buildings.

In more recent decades, the area surrounding the building has changed further. By 1951, the United Light and Power Company was replaced with a Baltimore Sun garage, and today even that has been demolished for an asphalt-paved parking lot. Many buildings

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to the south and east were built after 1960, most constructed after 1980. The Eutaw and Lombard intersection is located close to the University of Maryland, Baltimore, and the University of Maryland Medical Center. The Baltimore Convention Center, the 1st Mariner Arena, and Oriole Park at Camden Yards are located within a two-block radius. Hotels and parking garages serve the convention center and nearby tourist attractions, and there are numerous new apartment and condominium buildings contemporary with loft conversions. The growth of the university and the medical center has resulted in an influx of students and professionals. Today, the uses of the Eutaw and Lombard streets buildings have again evolved to reflect the changing area. The buildings currently function as an entertainment and retail node, offering a nightclub, restaurant and bar, and liquor store.

Significance Evaluation

The building at 402 W. Lombard was evaluated for significance under National Register of Historic Places (NRHP) Criteria A, B, and C, using the guidelines set forth in the National Register Bulletin 15 titled How to Apply the National Register Criteria for Evaluation. The property was not evaluated for eligibility under Criterion D as part of this evaluation.

The evaluated property consists of a rowhouse with storefront, most likely constructed in the 1880s. It is a typical and altered example of a ubiquitous form and did not influence development or design patterns in Baltimore. It is a standard form occupied by business owners who worked in shops and lived above. It is not associated with events that have made a significant contribution to the broad patterns of history. Therefore, the property is not eligible under Criterion A.

A succession of families has occupied this property, but no family members are historically important. No individuals significant in our past are associated with this property. Therefore, the property is not eligible under Criterion B.

The building on this property is an example of a three-story Italianate style rowhouse, constructed at a time when many residences in the rapidly growing City of Baltimore were rowhouses. The house retains a good amount of its modest character-defining features, but it does not contain enough distinctive characteristics to be considered a true representative of a particular type, period, or method of construction. The property also does not represent the work of a master or possess high artistic values. Therefore, the property is not eligible under Criterion C.

Based on the evaluated criteria, 402 W. Lombard Street is not eligible for listing in the NRHP.

Works Consulted

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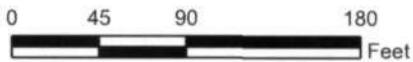
B-5200
402 West Lombard Street
Baltimore, Maryland



B-5200
Property Boundary

LEMMON ST

Site Plan



August 2011

B-5200
402 West Lombard Street
Baltimore, Maryland



B-5200
Property Boundary



Location Map



August 2011

Source: Baltimore East & Baltimore West

402 West Lombard Street (B-5200)
Photo Log

B-5200_2011-07-21_01.tif
-South facade and west elevation, view NE from W. Lombard St.

B-5200_2011-07-21_02.tif
-North and west elevations, view SE from parking area

B-5200_2011-08-04_03.tif
-Storefront at facade

B-5200_2011-08-04_04.tif
-Storefront cornice detail

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402 W. Lombard Street

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South facade and west elevation, view NE
from W. Lombard St

1/4

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B-5200

402 W. Lombard Street

Baltimore City, MD

C. Taniguchi

8/09/11

Storefront at facade

2/4



B-5200

402 W. Lombard Street

Baltimore City MD

C. Taniguchi

8/04/11

Storefront cornice detail

3,4



B-5200

402 W. Lombard Street

Baltimore City MD

M. Manning

7/21/11

North and west elevations, view SE from
parking area

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