

**MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes no

Property Name: American Ice Company Building Inventory Number: B-1040
 Address: 2100 W. Franklin Street Historic district: yes no
 City: Baltimore Zip Code: 21223 County: Baltimore City
 USGS Quadrangle(s): Baltimore West
 Property Owner: John and Robert Ruppert Tax Account ID Number: 20/22/0117/039
 Tax Map Parcel Number(s): 22/117/39 Tax Map Number: 20
 Project: American Ice Company Building Agency: Maryland Transit Administration
 Agency Prepared By: A.D. Marble & Company
 Preparer's Name: Stephanie Foell Date Prepared: 10/6/2004
 Documentation is presented in: Maryland Historical Trust, Inventory Form for State Historic Sites Survey, B-1040
 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 American Ice Company building, located at 2100 W. Franklin Street in Baltimore City, Maryland, is an excellent example of a late nineteenth-century industrial building. The original portion of the building was constructed in 1896. Two additions were later added to the rear of the building. The first was constructed in the 1950s, and the other in the 1990s. Information on the dates of the additions was obtained from tax records, Sanborn Fire Insurance Company Maps, and from discussions with Scott Woods, a representative of the current owner.

On March 2, 2004, a destructive fire caused extensive and catastrophic damage to the property, primarily to the additions, which were essentially destroyed. However, the majority of both the interior and exterior of the original 1896 building remains largely intact with only minor damage. The façade of the American Ice Company building remains untouched and all character-defining features are retained. Damage to the 1896 portion of the building is concentrated primarily on the east (side) and north (rear) elevations and portions of the roof. Approximately 90 percent of the original building remains. Because of the near-total damage to the additions, they are not described in this form, and they are not part of the significance evaluation. Only the 1896 portion of the building was evaluated for National Register eligibility.

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended Eligibility not recommended
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MHT Comments:

Jim Tarduno 3/1/05
 Reviewer, Office of Preservation Services Date
[Signature] 3/1/05
 Reviewer, National Register Program Date

The American Ice Company building is an unusual example of a specialized industrial building from the late nineteenth century. Its form is dictated by its function. Constructed to manufacture ice, its footprint spreads out over a large area due to the weight of the associated machinery and product. (The floors of a multi-storied loft structure would not have been able to bear the weight of the condensers, copper cooling pipes, and water without substantial reinforcements.) However, its design incorporates characteristics found in commercial architecture of the same era.

The property occupies the parcel of land designated as Lot 039, Block 0117, Section 22 in Ward 20. (Please note that the original Maryland Inventory of Historic Properties form for the American Ice Company building included an incorrect USGS map name and an incorrect location on the map.) The parcel is 3.6 acres. Its location was likely originally selected because of its proximity to the rail line that runs adjacent to the property.

Much of the context is derived from information in Fred Shoken's extensively researched and well-written documentation of the American Ice Company Plant No. 2 in Baltimore City, presented in the National Register of Historic Places form.

Exterior Description

The façade of the building is 21 bays wide and faces south on W. Franklin Street. The building is two stories in height with an asymmetrical façade and is constructed of red bricks laid in an American bond pattern. Each bay is slightly recessed from the main plane of the façade. This design gives the allusion of the bays being divided by pilasters.

The most prominent portion of the façade is the entrance area. It is three bays in width, and rises above the ridgeline of the remaining portion of the building. While the façade of the building is not symmetrical, the entrance bays are symmetrical. The entrance contains double, wood doors with glass panes. The doors are in poor condition, with missing wood panels and panes of glass. A transom tops the doors. The doors are reached by a small set of concrete steps.

Two openings flank the doors. One opening has been filled in with a louvered vent and brick. The other opening contains the original windows, which are separated by a wood mullion. The windows are proportionately tall and narrow. Multi-pane windows are topped with a four-pane hopper window. A concrete sill is present.

On the second level, a set of double doors are contained in a segmental-arch opening. Like the doors on the first level, they are in poor condition with missing glass panes and wood panels. The doors are flanked by two sets of multi-pane, wood sash windows contained in segmental-arch openings.

The central portion of the entrance area features a brick parapet wall that extends from the second story on corbelled brickwork. The parapet, which extends beyond the ridgeline of the building, contains a corbelled cornice. A plaque reading "AMERICAN ICE COMPANY" is located in a recessed area of the parapet. The recessed area is topped with a brick dentil course.

No openings except the door and flanking windows are located on the first level. Recessed areas of brick are evenly spaced along the entire first level. Each area is topped with a brick dentil course.

The second level contains a series of evenly spaced window openings. Each window is enclosed in a segmental-arch opening and has a concrete sill. A band of decorative brickwork surrounds each arch head, and each recessed bay is topped with a brick dentil course. The original windows were four-over-four, double-hung, wood-frame configurations, but most are now missing, or only remnants remain. The arched openings on the easternmost two bays are filled in with bricks.

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Eligibility not recommended _____

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Date

Reviewer, National Register Program

Date

The façade displays ornate brickwork, including corbelling and dentil courses. A course of recessed, offset brickwork tops the windows, and a brick dentil course is located at the cornice line.

The original smokestack, which is now truncated, is located at the western end of the building. The smokestack is constructed of brick.

The northern elevation of the 1896 building is four bays deep and contains segmental-arched openings that have been partially filled in with concrete blocks. Small, multi-pane windows remain in the heads of the arches.

The entire eastern wall of the 1896 portion of the building has collapsed as a result of the fire. Portions of the later additions remain on this elevation and are sheathed in sheet metal that was heavily damaged in the fire. Concrete loading docks also remain. A rectangular, four-bay-deep, cinder-block addition projects off of the northern elevation as well. The north (rear) elevation of the 1896 building was attached to the 1950s addition, which was destroyed in the fire.

The flat roof is covered with built-up roofing material.

Interior Description

The interior of the 1896 building remains largely intact, although some damage from the fire is present. The damage is concentrated primarily on sections of the north and east elevations and associated portions of the ceiling. The flooring of the building is both concrete and wood planks. Interior walls are primarily exposed brick. A large room is located in the front of the building. Ice was produced in this room and much of the original equipment including wooden block frames (located in the floor) and a crane is present.

A two-story office and equipment area is located on the western end of the building. The first floor of this portion of the interior has original equipment and machinery used to cool the building to maintain an appropriate temperature for ice production. The second level, which is reached by a set of metal, spiral stairs, contains former office space which has not been used for a number of years. This area was not impacted by the fire.

Surrounding Landscape

The American Ice Company building is located very close to W. Franklin Street, and is separated from the roadway by only the narrow sidewalk. A parking lot is located to the east of the building. In several areas of the parking lot, Belgian block shows through asphalt. Several mature, deciduous trees are located on the western and northwestern portions of the property. A woven-wire fence encircles the property.

The building is located across W. Franklin Street from the West Baltimore MARC train station and the associated rail line.

History and Significance

The Ice Industry in Baltimore

The ice industry was established in Baltimore in 1825, when ice was first sold commercially. Natural ice, which was harvested from rivers and lakes in Maine and New York as well as locally from the Susquehanna River, was first utilized to transport meats,

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fruits, and vegetables over long distances (Shapiro 1999:6). By 1900, mild winters resulted in the failure of natural ice harvests. Technological advances in the ice industry saw the development of artificial ice, which proved to be a more economical and effective means to preserve perishable goods that were being transported via railroad over long distances. The demand for the manufacture of large quantities of artificial ice rapidly developed in commercial centers nationwide. Initially, artificial ice manufacturing plants were established in the southern states because of the inability for these warmer, southern states to harvest natural ice during the winter. Following suit, many artificial ice plants were soon established in the northeast.

Locally, as the ice industry expanded, several ice companies were established in Baltimore by 1855. The Cochran-Oler Ice Company was Baltimore's first ice plant, founded in 1856. The ice plant was so successful that eight other ice venues (including wharf property, stables, and shops) were established in Baltimore to meet the demand and facilitate the transport of ice. In 1909, the Mid-Atlantic region boasted a total of 375 ice plants (Cummins 1949:171). The artificial ice industry boomed from 1900 to 1925. The per capita demand for artificial ice rapidly increased during this time, and, by 1920, 4,800 commercial ice plants were operating in the United States with a total production amount of forty million tons per year (HAER report KY-26). In response to the heightened demand, ice plants such as those in Baltimore were structurally modified to accommodate greater ice storage and new technology. Ice storage facilities were constructed of massive, windowless walls supported by buttresses. The massive walls were necessary in order to insulate the ice blocks and prevent them from melting. During the 1920s, ice plants converted from steam energy to electrical power.

The American Ice Company

The Cochran-Oler Ice Company, like other small, privately-owned ice plants, eventually merged into the conglomerate of the American Ice Company. In 1904, Mr. Wesley M. Oler became president of the American Ice Company and managed the company out of New York (Hall 1912:816). The chief ice-production centers included New York, Philadelphia, Baltimore, Washington, and several towns in New Jersey. By the early twentieth century, the American Ice Company controlled half of the ice produced and harvested in the United States.

A total of four American Ice Company plants were established within Baltimore City from the late nineteenth to early twentieth centuries. These include the Ice Plant No. 2, a plant on the 1700 block of Gough Street, a plant on the 700 block of North Eden Street, and the plant on W. Franklin Street. Baltimore Ice Plant No. 2 is located in the Remington neighborhood at 330 W. 23rd Street. It is a two-story, stone building that was constructed in 1905. The building was listed in the National Register of Historic Places in 2002.

After World War II and with the advent of household refrigeration technology, the demand for local ice manufacturing plants diminished and three of the American Ice Company plants in Baltimore closed. Two of the ice plants were abandoned and subsequently razed. However, the ice plant in Baltimore at 2100 W. Franklin Street was still in operation until recently. This particular ice plant continued to produce 220 tons of ice daily for distribution to commercial enterprises. It ceased operation after a destructive fire on March 2, 2004 destroyed additions to the 1896 building.

Significance Evaluation

The American Ice Company building at 2100 W. Franklin Street is an excellent example of a late nineteenth century industrial building. It is significant for its association with the ice-production industry in Baltimore and for its unique architecture, which reflects its purpose as an ice-production facility. The American Ice Company building is an unusual example of a specialized industrial building from the late nineteenth century. Its form is dictated by its function. Constructed to manufacture ice, its footprint spreads out over a large area due to the weight of the associated machinery and product. (The floors of a multi-storied loft

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structure would not have been able to bear the weight of the condensers, copper cooling pipes, and water without substantial reinforcements.) However, its design incorporates characteristics found in commercial architecture of the same era.

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The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. that are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. that are associated with the lives of significant persons in or past; or
- C. that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. that have yielded or may be likely to yield, information important in history or prehistory.

The American Ice Company building is eligible for the National Register of Historic Places under Criterion A for its place in the industrial history of Baltimore City. It is an example of an artificial ice manufacturing plant that is associated with the development of an industry that dramatically contributed to positive changes in the lives of Baltimore residents and commercial enterprises. The year-round availability of ice allowed for longer periods of food storage and increased levels of food safety. Perishable goods could be shipped longer distances due to the temperature cooling allowed by ice, opening new markets.

The American Ice Company building is also eligible under Criterion C. It is an excellent, intact example of a purpose-built industrial building. It incorporates many of the design elements common in commercial warehouse buildings of the late nineteenth century. The rhythmic façade, arched window openings, and use of decorative brickwork are all hallmarks of commercial architecture of the era. However, the overall form of the building appears to be rather unique in Baltimore. The long, low building is quite different than the taller loft buildings where industrial work often occurred at the turn of the century. Because of the weight of the water, ice, and associated equipment, a multi-floor loft building would not have been viable without substantial reinforcement. The building is a rare survivor of the ice production industry in Baltimore.

Research did not reveal any significant persons that are associated with the American Ice Company building. Therefore, it is not eligible under Criterion B. The property was not evaluated under Criterion D.

The American Ice Company building retains a high degree of integrity despite the recent fire. The original 1896 building remains largely intact and character-defining features were not impacted.

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Date

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Date

The building retains a high degree of integrity of location, design, materials, workmanship, feeling, and association. Only the setting remains somewhat altered as W. Franklin Street has become a busier thoroughfare through the years.

References

1894 Baltimore, Maryland, The Monumental City Souvenir Edition. Baltimore American.

Cummings, Richard Osborn

1949 The American Ice Harvests; a Historical Study in Technology, 1800-1918. University of California Press, Berkeley.

Hall, Clayton Colman

1912 Baltimore: Its History and Its People. Lewis Historical Publishing Co., New York.

2004 Historic American Engineering Record KY-26, Champion Ice Manufacturing and Cold Storage Company, www.memory.loc.gov.

1927 Ice: A Handbook of Ice. Middle West Utilities Company, Chicago.

Jaeger, William J.

1958 I remember: The Days of Ice Wagons and Ice Boxes. Baltimore Sun Magazine, August 3.

Sanborn Fire Insurance Company Maps. Various years.

Shapiro, Daniel

1999 The American Ice Company: The Rise of the Ice Trust. Unpublished student paper, Harvard Univeristy.

Shoken, Fred

2002 National Register of Historic Places Registration Form for American Ice Company Plant No. 2, Baltimore, Maryland.

MARYLAND HISTORICAL TRUST REVIEW

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Date

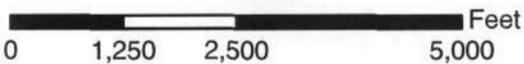
American Ice Company Building, B-1040 2100 W. Franklin Street



Location Map



Scale: 1:24,000



● Project Location

USGS Quadrangle: Baltimore West



B-1040

American Ice Company Building

Baltimore City, MD

S Foell

9/2004

MD SHPO

View of facade to the NE

1/7

ART-2611 <NO. 31 >R12
219 288* - 1 11 11-6-52 <04229



B-1040

American Ice Company Building

Baltimore City, MD

S Foell

9/2004

MD SHPO

Facade and east elevation, view to the NW

2/7

ART-2611 <No. 24 >B18
219 78** -1 N N-3-53 (042)@



B-1040

American Ice Company Building
Baltimore City, MD

Stoell

9/2004

MD SHPO

Facade, view to the NE

3/7

ART-2611 <No. 34 >013
219 78** -1 N N-3-86 <042>@



B-1040

American Ice Company Building
Baltimore City, MD

S Fol II

9/2004

MD STPO

Entrance on facade, view to the NE

ART-2611 <No. 27 >009
719 78** -1 N N-3-56 <042>0

4/7



B-1040

American Ice Company Building

Baltimore City, MD

SFoell

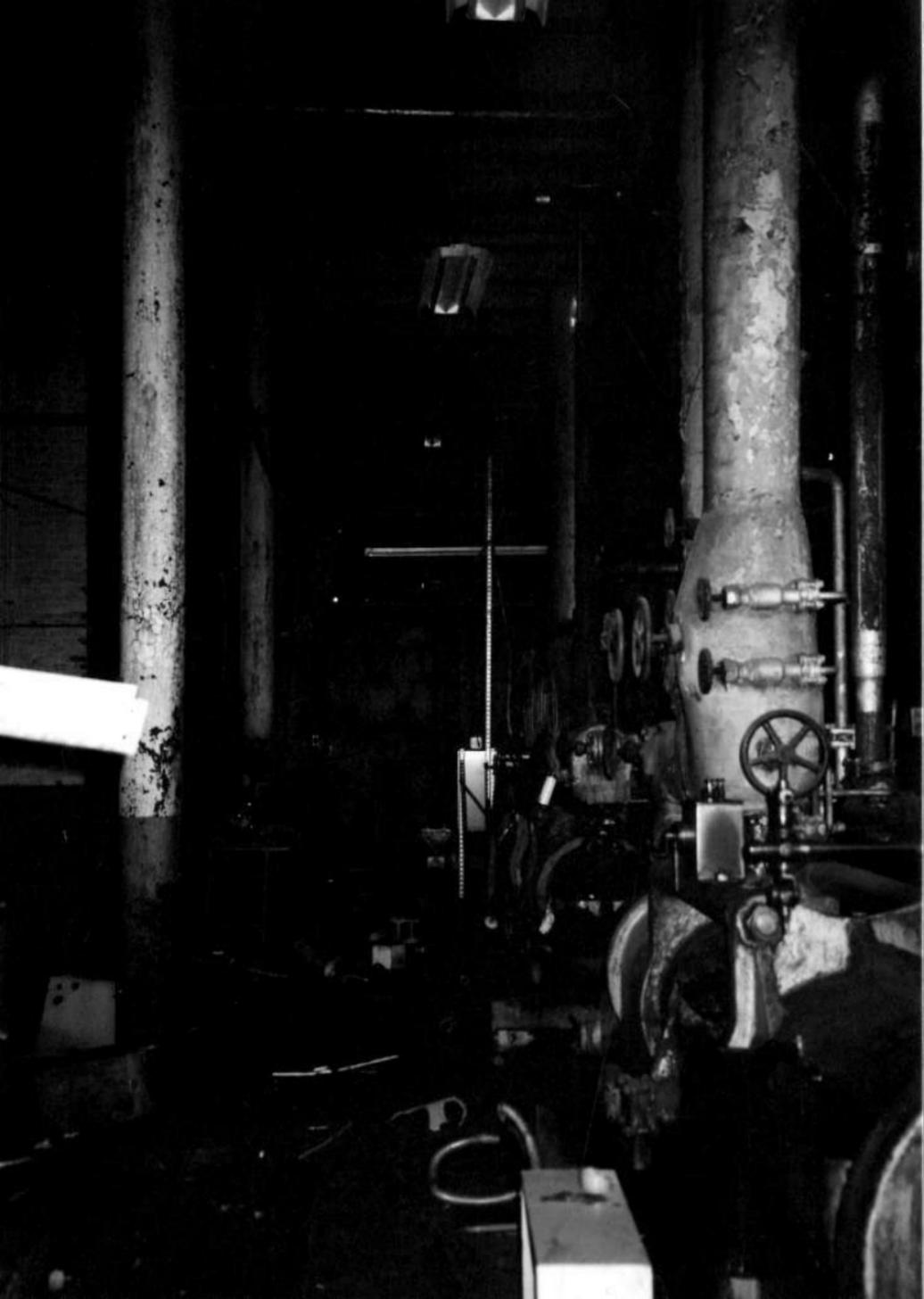
9/2004

MD SHPO

Interior staircase of original building, western
portion of building

ART-2611 <No. 28 >88?
719 78** -1 N N N 37 (812)©

5/7



B-1040

American Ice Company Building

Baltimore City, MD

SFoell

9/2004

MD SHPO

Original machinery, Western portion of original
building, View to the south

6/7

ART-2611 <NO. 19 >B15
-1 N N 1 31 <0422>@h
719 78**



B-1040

American Ice Company Building

Baltimore City, MD

S Foell

9/2004

MD SHPO

Interior, showing fire damage, view to the east

7/7

681-2611 (NO. 12) 0111
219 28** - 1 11-6 44 (00000)
© 2003 1 9-11 N I - **82 612

MARYLAND HISTORICAL TRUST
NR-ELIBILITY REVIEW FORM

Continuation Sheet No. 1

The engine room is the main focal point of the building. A full two stories high and three bays wide, the middle bay slightly protrudes outward from the plane of the façade and rises several feet above the cornice line to act as a single-bay parapet. Here, at cornice height, the building is identified with an engraved stone that says 'American Ice Company'. The middle bay offers the only entrance to the building from the Franklin street façade. Currently, it is half boarded shut, revealing an eight-lighted transom and multi-lighted double doors. Cast-iron lintels top the first floor window and door openings. A small brick corbelled-string course runs the length of the Franklin Street façade, separating the stories. The second story windows are topped with quadruple-header slightly recessed segmental arches. Twelve-lighted encasement windows sit in the outer bays, and the middle bay window has a twelve-lighted encasement window placed on top of two-lighted windows.

The tank house, which abuts the engine room on the east, consists of sixteen two-story bays and one one-story bay. Recessed panels separated by plain pilasters march along the facade. Four over four doubled-sash windows are framed by slightly recessed quadruple-header segmental-arches. Two dentil band courses run within the recessed panes – one framing the top of the recessed panel and the other visually separating the panel into two stories. An intricate corbelled and dentilled cornice runs the length of the tank house. Fire has significantly damaged this portion of the structure.

The American Ice Company Franklin Street Plant, though significantly damaged by fire, retains its physical integrity as an urban, early 20th century ice manufacturing facility.

Determination of Eligibility:

The American Ice Company Franklin Street Plant is historically significant under National Register criterion A as a surviving artificial ice manufacturing plant. This plant is associated with the growth and development of an industry that made a significant contribution to every day life for Baltimore residents and the needs of local businesses. From the mid-19th century to WWII, businesses and households relied on ice to prevent foods from spoiling. During the hot summers, Baltimoreans needed ice on a daily basis. At the turn of the 20th century, artificial ice manufacturing came to prominence after the failure of ice harvests in the north.

With the technological ability to produce ice, the American Ice Company built at least four plants in Baltimore: the American Ice Company Plant # 2, located at 330 West 23rd Street (1905; updated 1919); the American Ice Company Baltimore Franklin Street Plant (1911, updated by 1952, burned 2004); a plant at 1700 Gough Street, and another plant in the 700 block of Eden Street. The Franklin Street Plant and the Baltimore Plant #2 (located at 330 West 23rd Street) are the only two known ice plants to survive in Baltimore. The Franklin Street plant was the largest ice manufacturing plant in Baltimore.

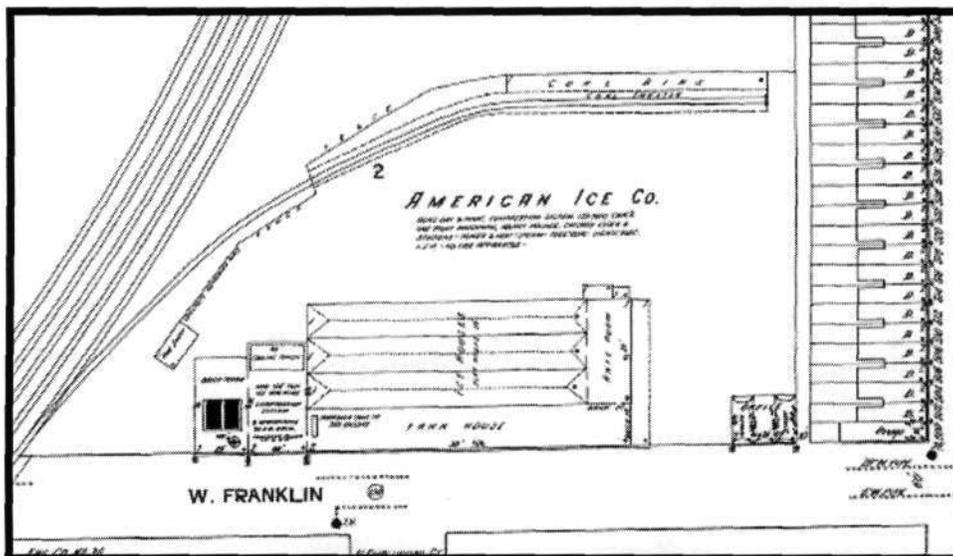
By the mid-1950s, 80% of American households had refrigerators, and by the 1960s more than 90% of American households had refrigerators. The proliferation of refrigeration greatly reduced the need for ice. Today, the American Ice Company Franklin Street Plant is a physical reminder of the importance of ice manufacturing in Baltimore.

The American Ice Company Franklin Street Plant was built in 1911 under the direction of New York architects, Mortimer and Company. Construction of the plant cost \$225,000 and consisted of an one-and-a-half story boiler room, an engine room, tank house, and warehouse. A large two-story stable (now demolished) was built across Franklin Street from the plant, and a two-story office building (now demolished) was built directly east of the plant. This complex produced approximately 40 tons of ice annually. Between 1914 and 1951, the American Ice Company modernized the plant (see below). In addition by 1943, the American Ice Company Baltimore headquarters relocated to 2100 W. Franklin Street. Sometime after the 1960s, the American Ice Company sold the property to the Baltimore American Ice Company which manufactured ice until the devastating fire in 2004.

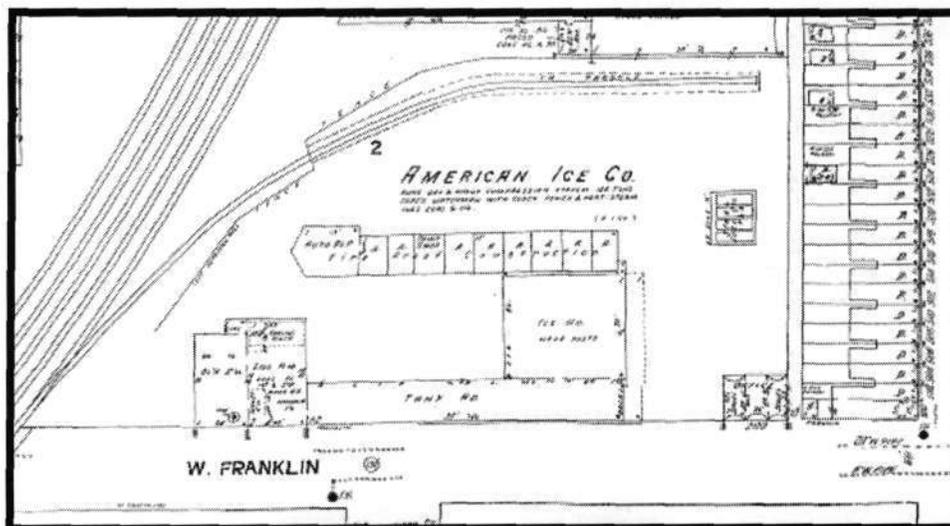
The American Ice Company, Franklin Street Plant retains important historic qualities of the 20th-century ice industry in Baltimore. The building, the largest of its kind in Baltimore, retains its ice manufacturing qualities as represented by its boiler room and accompanying smokestack, engine room, and tank house where the ice was produced. It is a rare surviving plant of a major industry that grew rapidly in the first half of the 20th century but virtually disappeared in the 1950s and 1960s. Of all the American Ice Company plants in Baltimore, only the Franklin Street Plant produced ice into the 21st century. Transit oriented development plans are being created for the site.

MARYLAND HISTORICAL TRUST
NR-ELIBILITY REVIEW FORM

Continuation Sheet No. 2



2100 W. Franklin Street (Sanborn map, 1914-15, vol. 2, page 147)



2100 W. Franklin Street (Sanborn Map, 1914-51, vol. 2, page 147)

Prepared by:

Eric Holcomb

Date Prepared: 10/24/2006



B-1040

American Ice Company

Baltimore, MD

Eric Holcomb

12/2006

Main, South Facade

Neg location MD SHPO



B-1040

American Ice Company Bldg.

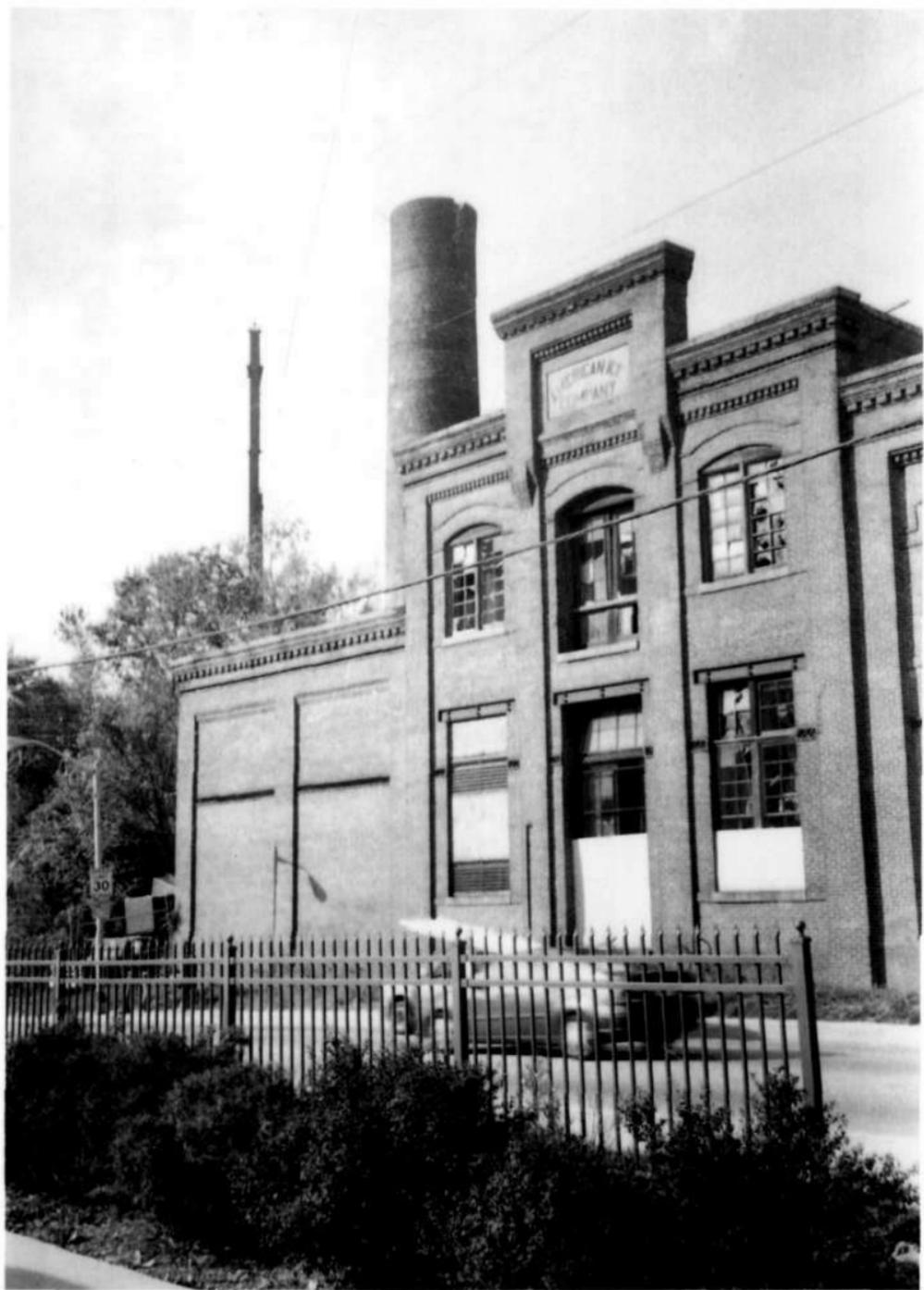
Baltimore, MD

ERIC flocomb

12/2006

Main facade, south facade

No. Location: MD SHPO



B-1040

American Ice Company

Baltimore, MD

Eric Holcomb

12/2006

Main facade, south facade

NEGATIVE

Neg Loc MD54F0

12/2006

B-1040
American Ice Company

Statement of Significance

The fine three-story red brick building that faces on 2100 West Franklin Street is one of Baltimore's last remaining active ice houses. Reminiscent of an era of horse-drawn ice wagons and home "ice boxes", the American Ice Company's 1896 West Baltimore building is one of the last vestiges of a once expansive company. The history of the ice industry in Baltimore goes back to the city's earliest days, and is representative of many of Baltimore's industrial trends; Baltimore's advantage as a port city in the 19th Century; the move towards conglomeration; and the impact of changing technology. The Franklin Street ice house today houses an ice-making operation which produces 220 tons of commercial ice per day.

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC American Ice Company

AND/OR COMMON

2 LOCATION

STREET & NUMBER

2100 West Franklin

CITY, TOWN

CONGRESSIONAL DISTRICT

Baltimore

___ VICINITY OF

STATE

COUNTY

Maryland

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" 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 checked="" type="checkbox"/> COMMERCIAL	<input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL	<input type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<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 checked="" type="checkbox"/> INDUSTRIAL	<input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY	<input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME

American Ice Company

Telephone #:301-233-3740

STREET & NUMBER

2100 W. Franklin Street

CITY, TOWN

STATE, zip code

Baltimore

___ VICINITY OF

Maryland

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Baltimore City Courthouse

Liber # RHB-3578

Folio # 429

STREET & NUMBER

Fayette and Calvert Streets

CITY, TOWN

STATE

Baltimore, Maryland 21202

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

None

DATE

___ FEDERAL ___ STATE ___ COUNTY ___ LOCAL

DEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION**CONDITION**

EXCELLENT DETERIORATED
 GOOD RUINS
 FAIR UNEXPOSED

CHECK ONE

UNALTERED
 ALTERED

CHECK ONE

ORIGINAL SITE
 MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The American Ice Company plant is unusual as an industrial building of its era because its large volume is spread out over a large area. Because of its machinery and the weight of its product, this plant could not have been housed in a more typical multi-storied loft structure. The weight of condensers, copper cooling pipes and water would have dictated massive floor loads. Instead the building was essentially "spread out." Otherwise its heavy timber construction with brick bearing walls is typical of 1896. The south facade (Franklin Street) consists of a two-story brick wall with 21 bays. Each bay is recessed and set off by pilasters from the next. Ornate brickwork includes excellent examples of corbelling and dentilling in the style fashionable on functional buildings after 1860. Each bay originally had a pair of double-hung sash windows but those on the lower level have been filled in.

The two bays at the western end of the structure comprised the boiler room and the next two the engine room of the original plant. They are no longer in use but the truncated stack is still visible.

The east facade is composed entirely of loading docks where ice delivery trucks pick up their cargo. Older bays on the south have been bricked in in favor a larger ones to the north which are part of a modern addition.

CONTINUE ON SEPARATE SHEET IF NECESSARY

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 type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input checked="" type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1896

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The fine three-story red brick building that faces on 2100 West Franklin Street is one of Baltimore's last remaining active ice houses. The history of the ice industry in Baltimore goes back to the city's earliest days, and is representative of many of Baltimore's industrial trends; Baltimore's advantage as a port-city in the 19th Century; the move towards conglomeration; and the impact of changing technology. The Franklin Street ice house today houses an ice-making operation which produces 220 tons of commercial ice per day.

Historical Significance

The brick structure located on 2100 West Franklin Street was built in 1896 to house the expanding operations of the American Ice Company, a national ice conglomerate which at one time owned and operated several ice houses in Baltimore.

The ice trade in Baltimore began in 1825 when ice was first sold commercially by a French confectioner, Francis Rangneraux. In 1837 Thomas Cochran entered the business with "a more enlarged enterprise and views of its possibilities." He built three large stone ice houses on Falls Road. By 1855 several ice companies had been established in Baltimore. In this early period of the industry only natural ice was sold, having been harvested during the winter primarily on the nearby Susquehanna River and stored near the harvesting sites packed in pine scraps and sawdust until needed.

Wooden hulled schooners loaded with coal, exchanged their cargo for ice at these warehouses and returned to Baltimore to unload it at icehouses along the waterfront. Later during the year ice was distributed daily throughout the city to individual homeowners, bars restaurants by horse-drawn wagons.

After ice was distributed around the city, it was placed either in ice chests or ice refrigerators.

Warm winters and an increased consumer demand forced Baltimore

cont'd.

CONTINUE ON SEPARATE SHEET IF NECESSARY

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Ivery and Vertical Files, Enoch Pratt Free Library
 Oral interview with Homer Hood, Summer employee of American Ice
 Scharb, p. 385-6
 Howard, Monumental City, , p.496-8

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY _____

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE COUNTY

STATE COUNTY

11 FORM PREPARED BY

NAME / TITLE

Ann Steele, Linda Daur, Kathleen Stacey

ORGANIZATION

Baltimore Industrial Museum

DATE

301-396-1931

STREET & NUMBER

217 North Charles Street

TELEPHONE

CITY OR TOWN

Baltimore

STATE

Maryland 21201

The Maryland Historic Sites Inventory 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
 The Shaw House, 21 State Circle
 Annapolis, Maryland 21401
 (301) 267-1438

to look further worth during the late 19th century ice. Maine became the principle supplier at this time. In 1890, an estimated 3 million tons of ice were harvested on the Maine rivers, employing 25,000 men and 1,000 horses. At this time Maine had 244 ice houses.

Around the turn of the century, most of the major ice companies in the Baltimore-Washington area merged. In 1901, the American Ice Company which began in 1893 and owned several ice warehouses in Baltimore, merged many of the ice companies from Boston to Washington. Charles W. Morse of Bath, Maine organized the merger and became the company's president. At this time, American Ice controlled over 110/ice firms, and operated 9 sites in Baltimore. At the peak of its operations in Baltimore, American Ice had 400 wagons for delivering ice in the summer. During the winter the company sold coal and ice.

Throughout the early 20th century the "natural" ice business decreased considerably as methods for producing "artificial" ice were improved. The introduction of ammonia gas to the freezing process made artificial ice a better, more reliable and cheaper product than any natural ice.

The American Ice Company gradually consolidated its operations into four separate ice making facilities and several warehouses throughout the city. These plants were large, complicated operations powered by steam engines which were converted to electric power in the early 1920's and 30's (the West Franklin plant in 1938).

The plant at 2100 West Franklin Street was one of the factories built by the American Ice Company to produce artificial ice. It was constructed in 1896 and used as both a factory and a warehouse. With the sharp decline of domestic markets for ice beginning in the 1930's, due to the development of electrical home refrigerators.

The company along with most other ice companies, lost a considerable part of its market. Of the over 50 (?) ice houses which once operated in Baltimore, only a few remain. Ice closed all of its facilities except the West Franklin Street plant and one at Erdman Avenue.

The American Ice Company continued to supply ice to large commercial concern the Franklin Street Warehouse today produce 220 tons of commercial ice per day with a staff of six employees.

1. SITE I.D. NO

B 1 0 4 0

NAER INVENTORY

U.S. Department of the Interior
Heritage Conservation and Recreation Service

2. INDUSTRIAL CLASSIFICATION

Manufacturing

3. PRIORITY

4. DANGER OF DEMOLITION?
(SPECIFY THREAT) YES NO UNKNOWN

5. DATE

6. GOVT SOURCE OF THREAT

OWNER

ADMIN

7. OWNER/ADMIN

American Ice Company

8. NAME(S) OF STRUCTURE

American Ice Company

9. OWNER'S ADDRESS

2100 West Franklin Street

10. STATE COUNTY M D COUNTY NAME

CITY/VICINITY

Baltimore

CONG. DIST.

STATE COUNTY M D COUNTY NAME

CITY/VICINITY

Baltimore

CONG. DIST.

11. SITE ADDRESS (STREET & NO)

2100 West Franklin Street

12. EXISTING SURVEYS

 NR NHL HABS HAER-I HAER NPS CL6 CONF STATE COUNTY LOCAL OTHER

13. SPECIAL FEATURES (DESCRIBE BELOW)

 INTERIOR INTACT EXTERIOR INTACT ENVIRONS INTACT

14. UTM ZONE EASTING NORTHING SIGN

SCALE

 1:24 1:62.5

QUAD NAME

Baltimore West

 OTHER

UTM ZONE EASTING NORTHING SIGN

SCALE

 1:24 1:62.5

QUAD NAME

 OTHER15. CONDITION 70 EXCELLENT 71 GOOD 72 FAIR 73 DETERIORATED 74 RUINS 75 UNEXPOSED 76 ALTERED 77 DESTROYED 85 DEMOLISHED

16. INVENTORIED BY

Ann Steele, Linda Daur, Kathleen Stacey

AFFILIATION

Baltimore Industrial Museum

DATE

17. DESCRIPTION AND BACKGROUND HISTORY, INCLUDING CONSTRUCTION DATE(S), HISTORICAL DATE(S), PHYSICAL DIMENSIONS, MATERIALS, EXTANT EQUIPMENT, AND IMPORTANT BUILDERS, ENGINEERS, ETC.

The fine three-story red brick building that faces on 2100 West Franklin Street is one of Baltimore's last remaining active ice houses. Reminiscent of an era of horse-drawn ice wagons and home "ice boxes", the American Ice Company's 1896 West Baltimore building is one of the last vestiges of a once expansive company. The history of the ice industry in Baltimore goes back to the city's earliest days, and is representative of many of Baltimore's industrial trends; Baltimore's advantage as a port city in the 19th century; the move towards conglomeration; and the impact of changing technology. The Franklin Street ice house today houses an ice-making operation which produces 220 tons of commercial ice per day.

(CONT OVER)

18. ORIGINAL USE

Ice plant

PRESENT USE

Ice plant

ADAPTIVE USE

19. REFERENCES—HISTORICAL REFERENCES, PERSONAL CONTACTS, AND/OR OTHER

Query and Vertical files, Enoch Pratt Free Library

Scharf, p. 385-6

Howard, Monumental City, p. 496-8

Interview with Homer Hood, American Ice Company employee

(CONT OVER)

20. URBAN AREA 50,000 POP OR MORE?

 YES NO

21.

22. PUBLIC ACCESSIBILITY

 YES, LIMITED YES, UNLIMITED NO UNKNOWN

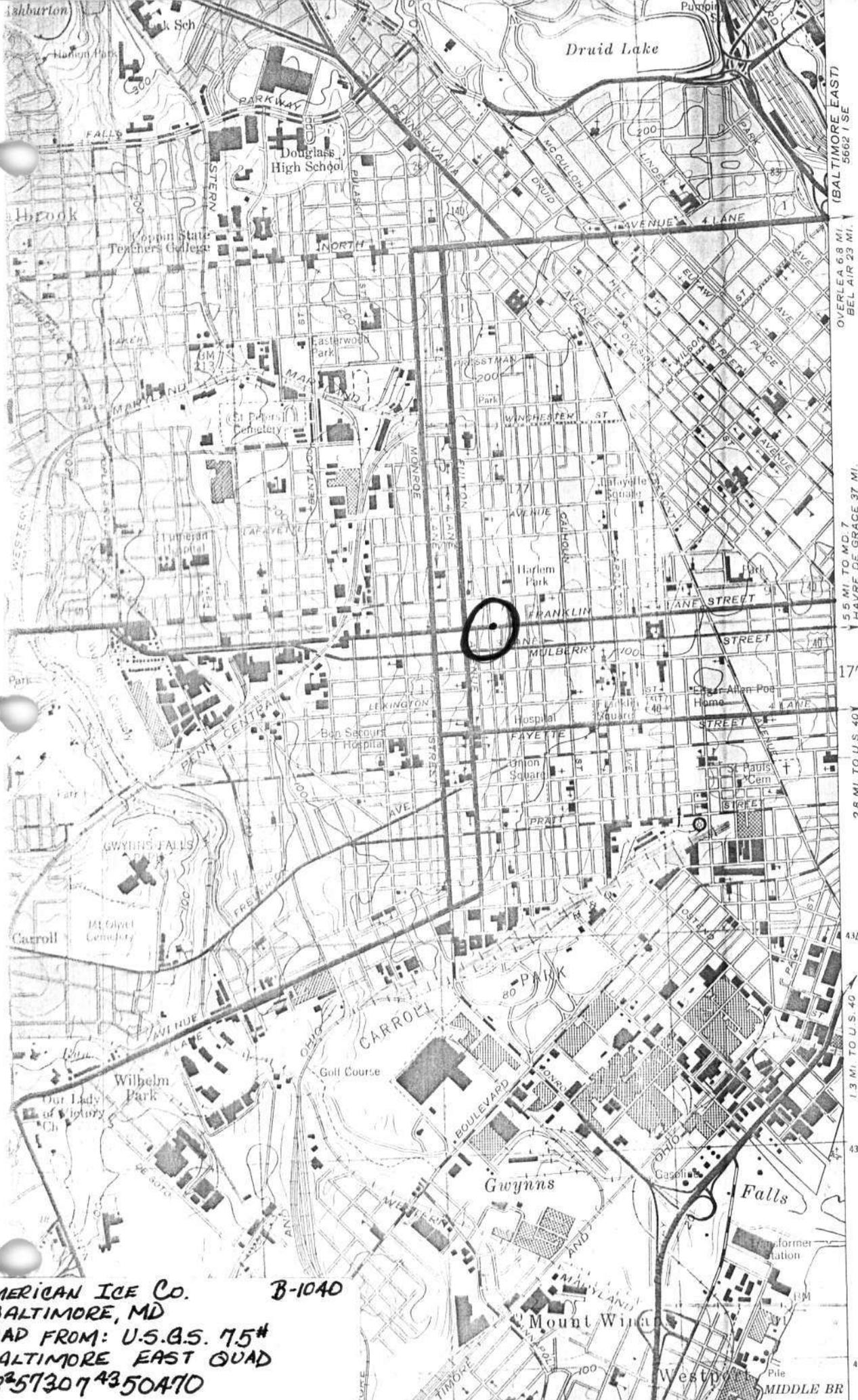
23. EDITOR INDEXER

24. LOCATED IN AN HISTORIC DISTRICT?

 YES NO

NAME

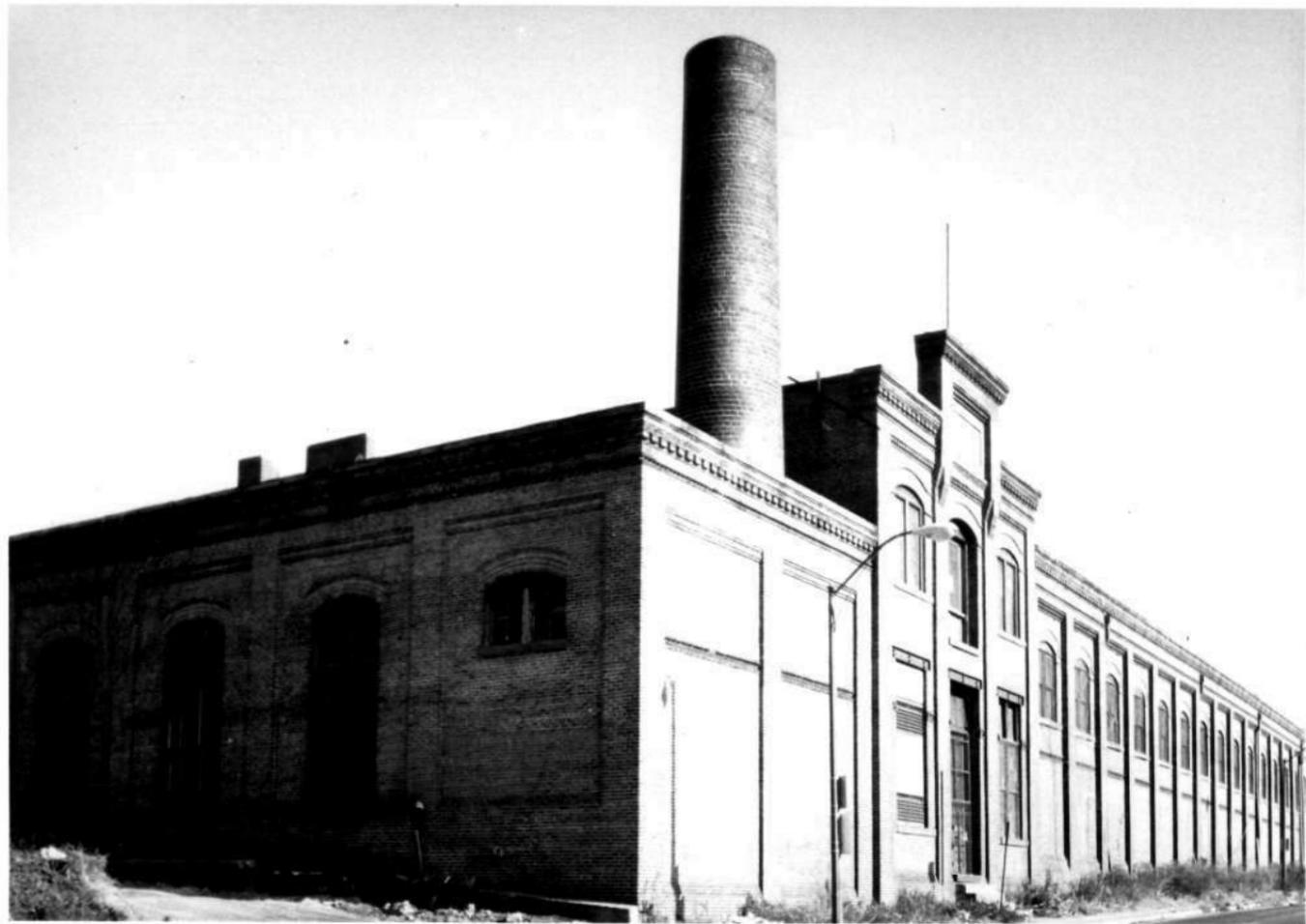
DISTRICT I.D. NO



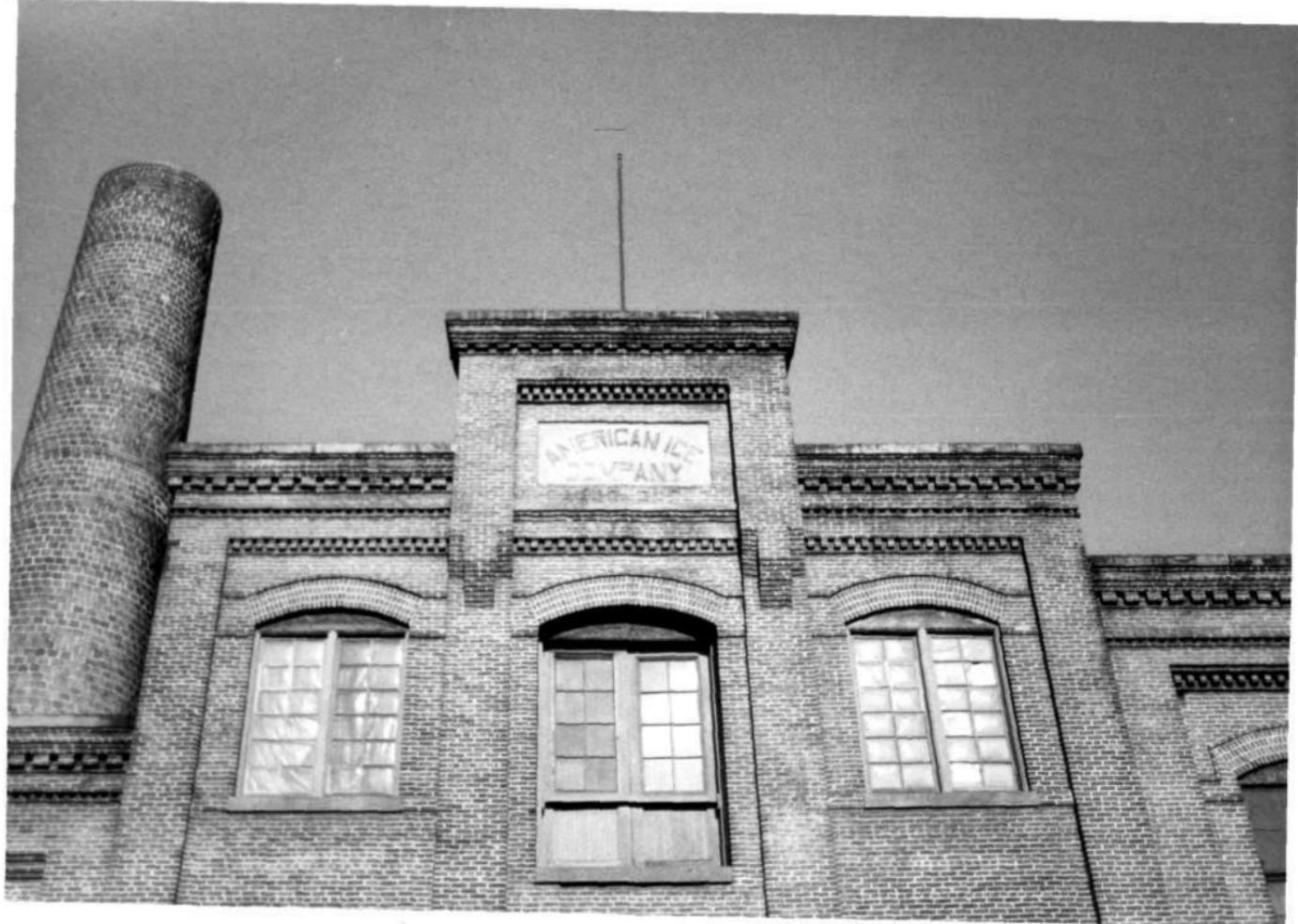
(BALTIMORE EAST) 5662 1 SE
 OVERLEA 6.8 MI. BEL AIR 23 MI.
 5.5 MI. TO MD. 7 HAVRE DE GRACE 37 MI.
 2.8 MI. TO U.S. 40
 4349
 1.3 MI. TO U.S. 40
 4348
 4347
 MIDDLE BR

AMERICAN
 Ice Co.
 17°30' 18³ 57307⁴³ 50470

AMERICAN ICE CO.
 BALTIMORE, MD
 MAP FROM: U.S.G.S. 75#
 BALTIMORE EAST QUAD
 18² 57307⁴³ 50470
 B-1040



B-1040
AMERICAN ICE CO.
BALTIMORE CITY, MD.
PHOTO: ANN STEELE
NEG. LOC.: MD HISTORIC TRUST
DEC. 1980 *Looking Northeast*



AMERICAN ICE CO.
BALTIMORE CITY, MD.
PHOTO: ANN STEELE

B-1040

NEG. LOC.: MD HISTORIC TRUST
DEC. 1980 *South facade - Engine Room*



ICE

ICE

HOURS
MON. - SAT.
10:00 AM - 10:00 PM
SUN. 12:00 PM - 10:00 PM

OPEN

DOCK



AMERICAN ICE CO.
BALTIMORE CITY, MD.
PHOTO: ANN STEELE

B-1040

NEG. LOC.: MD HISTORIC TRUST
DEC. 1980 *South facade*
looking west

ICE

ICE

HOURS
MON-THURS
5AM-5PM
FRI. & SAT.
5AM-8PM
SUN 5AM-4PM

DOCK →

OPEN



AMERICAN ICE CO.
BALTIMORE CITY, MD.
PHOTO: ANN STEELE

B-1040

Neg. Loc.: MD Historic Trust
Dec. 1980 *East Facade*

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BY SODAK



AMERICAN ICE CO.
BALTIMORE CITY, MD
PHOTO: ANN STEELE

B-1040

NEG. LOC.: MD HISTORIC TRUST

MUSEUM

DEC 1980

loading docks