

B-2278

## Hutzler's North Building, (Great Hutzlers Building, Hutzler's High Rise, Hutzler's Tower Building)

### **Architectural Survey File**

This is the architectural survey file for this MIHP record. The survey file is organized reverse-chronological (that is, with the latest material on top). It contains all MIHP inventory forms, National Register nomination forms, determinations of eligibility (DOE) forms, and accompanying documentation such as photographs and maps.

Users should be aware that additional undigitized material about this property may be found in on-site architectural reports, copies of HABS/HAER or other documentation, drawings, and the “vertical files” at the MHT Library in Crownsville. The vertical files may include newspaper clippings, field notes, draft versions of forms and architectural reports, photographs, maps, and drawings. Researchers who need a thorough understanding of this property should plan to visit the MHT Library as part of their research project; look at the MHT web site ([mht.maryland.gov](http://mht.maryland.gov)) for details about how to make an appointment.

All material is property of the Maryland Historical Trust.

***Last Updated: 04-12-2011***

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

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RECEIVED

DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORMSEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS**1** NAME

HISTORIC "Greater Hutzlers" or Hutzlers "High Rise" Building

AND/OR COMMON

Hutzler's North Building

**2** LOCATION

STREET &amp; NUMBER

220-228 North Howard Street

\_\_ NOT FOR PUBLICATION

CITY, TOWN

Baltimore

CONGRESSIONAL DISTRICT

STATE

Maryland

\_\_ VICINITY OF

CODE

COUNTY

C.C.D.

**3** CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBL C	<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	<b>PUBLIC ACQUISITION</b>	<b>ACCESSIBLE</b>	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input checked="" type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER

**4** OWNER OF PROPERTY

NAME Hutzler Brothers Company

STREET &amp; NUMBER

220 North Howard Street

CITY, TOWN

Baltimore

\_\_ VICINITY OF

STATE

Maryland 21202

**5** LOCATION OF LEGAL DESCRIPTIONCOURTHOUSE  
REGISTRY OF DEEDS, ETC. Baltimore City Courthouse

STREET &amp; NUMBER

Records Office, Room 601

CITY, TOWN

Baltimore

STATE

Maryland 21202

**6** REPRESENTATION IN EXISTING SURVEYSTITLE  
City of Baltimore Neighborhood Study, The CBD West

DATE

1976

 FEDERAL  STATE  COUNTY  LOCALDEPOSITORY FOR  
SURVEY RECORDS Baltimore Commission for Historical and Architectural Pres.

CITY, TOWN

Baltimore

Maryland STATE

# DESCRIPTION

6-2278

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The "Greater Hutzler's Building", 220-228 North Howard Street was built in two phases, the lower five stories started in 1931 and opened for business in October of 1932, the upper five stories added in 1941. Both parts of this Art Deco-Art Moderne building were designed by the firm of James R. Edmunds, Jr., successor to Joseph Evans Sperry. The resulting ten story structure is five bays wide, faced with polished black granite at the ground floor and hard-fired glazed brick in the upper floors. The bricks are glazed in variegated colors from dark red to light as they ascend the facade.

The south (left) bay of the ground floor level is open to permit vehicular and pedestrian traffic on Clay Street, the center three bays have large single light plate glass show windows with low long transom-like windows above protected with cast bronze screens of Deco design, and the fifth bay (north) is the main entrance to the department store. The south bay has a coffered ceiling composed of a series of stacked cubes with a continuous light strip in the center. This Art Deco detailing is complimented in the side walls along Clay Street, where aluminum framed show windows and projecting revolving doors at either side wall connect this building with the earlier Palace Building to the south. Also, the side walls of this tunnel like space are faced with glazed brick in five colors arranged in five vertical rows, ranging from dark red to cream color. The polished black granite surface above the opening to the street has a slightly projecting flat cornice which splays out in the middle to accept an excellent carved Art Deco urn with recessed light. A carved cartouche date stone ("1858", the date of the founding of Hutzler Brothers) with a seated figure of Justice in low relief serves as a console supporting the urn. The inscription "Hutzler Brothers Co. 1858-1931" is etched into the flat surface on either side of the console, in Art Moderne typeface.

The main entrance, recessed into the fifth or north bay, has two aluminum revolving doors separated by a vertical show window panel. The semi-circular doors are topped with ribbed aluminum panels with the flat wall surface above decorated with horizontal fins emphasizing the cylindrical form of the revolving doors. The panel in the space above and between the doors is decorated with a stylized eagle, column encircled with two snakes and a date block, 1931. This caduceus and the finned spaces above the door enclosures are framed with vertical cast bronze panels of interlocking sunrise pattern. The side walls of the entrance area have single lighted plate glass show windows. The carved urn with light, the cartouche console and the low relief inscription used in the south end bay are repeated here.

The left bay is now six stories high, the top story added in 1941. This bay is in effect an air rights structure, constructed over the pre-existing Clay Street. The second and third floors

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NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM

CONTINUATION SHEET

ITEM NUMBER

PAGE

One

are lighted with a tall rectangular two story metal framed window with 35 lights enclosed at the sides with limestone fluted quarter round engaged columns of massive proportions. The remaining part of this outer bay is unfenestrated, divided into four vertical rows. The third row from the outside edge is faced in limestone and incorporates the logo "Hutzlers" in Moderne silhouette lettering projected from the wall surface. The remaining three vertical panels are faced with the variegated brick, and are stepped out from the recessed limestone panel and at the roof line, which is capped with a narrow limestone ribbon. The exact same design is repeated in the north end bay, except that the tower extends the full ten stories.

The central three bays are defined by four vertical brick piers with paired 2/2 metal sash casement windows in each bay at the third through tenth floors. The window pairs are separated by a narrow vertical brick band which terminates above the center of the full width second floor windows in a stepped corbel. The second floor windows are full height, floor to ceiling, with heavy metal mullions defining 16 rectangular lights. The jambs are lined with stepped limestone panels. All spandrels between the window openings are faced with brick, and there is a narrow flat band of limestone serving as a cornice. Mechanical equipment placed on the roof is screened by a solid parapet wall set back from the plane of the exterior wall of the tower. Compressors above this parapet are enclosed with an open fence like screen.

At the present time, the basement, first, second and fifth floors are used for retail sales, the sixth through tenth for executive offices and administration. The third and fourth floors are now vacant and closed to the public. While little if any of the original interior fabric remains in the sales floors, the exceptional Art Moderne interiors have been carefully retained and refinished in the offices, especially at the 9th floor.

The ten story tower replaced four four story masonry commercial structures, which from period photographs appear to have been constructed in the early to mid 19th century.

# SIGNIFICANCE

B-2278

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 checked="" 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 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 type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1931-32, 1941 BUILDER/ARCHITECT James R. Edmunds, Jr.

STATEMENT OF SIGNIFICANCE

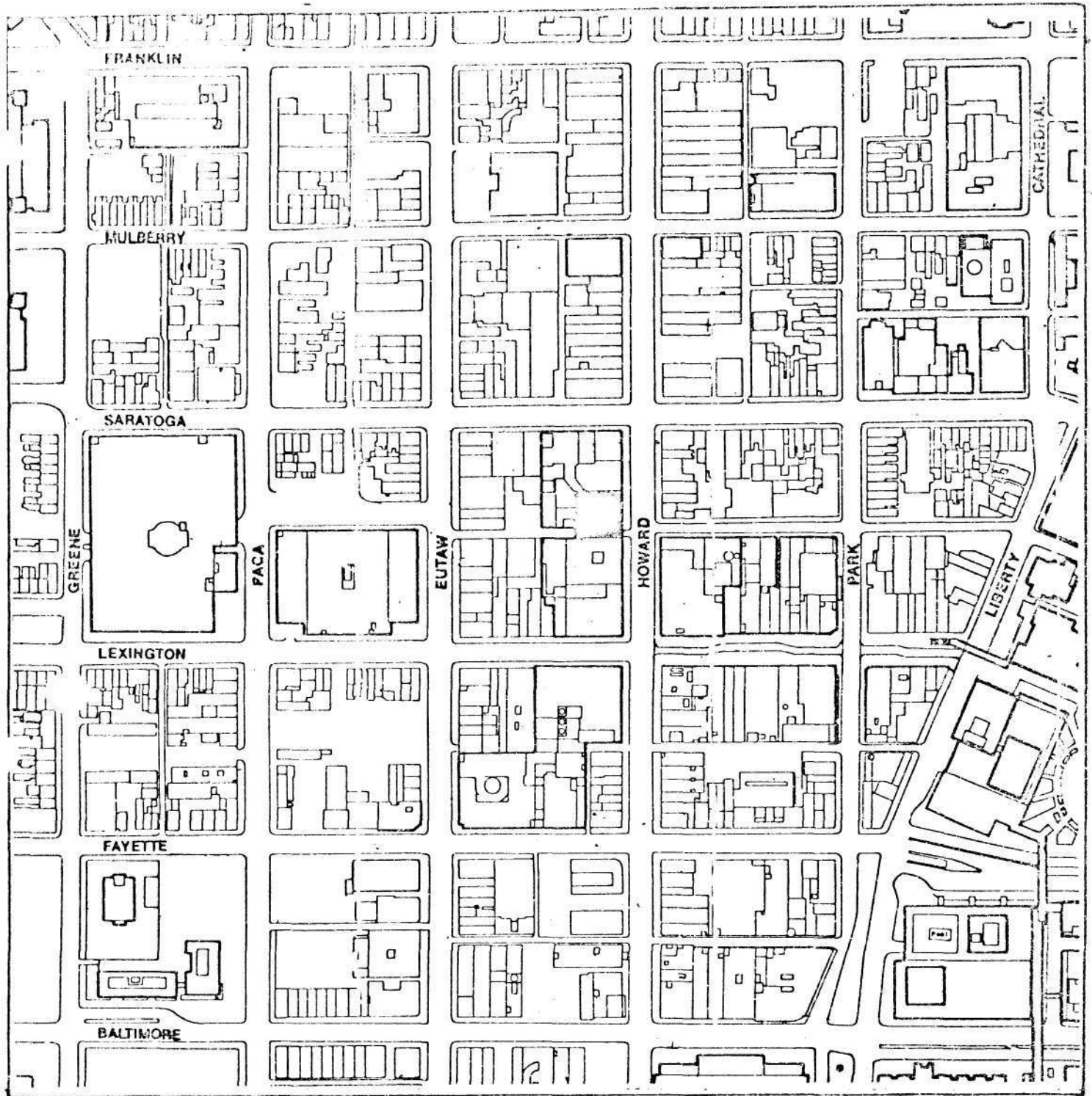
Architecturally, the "Greater Hutzlers" building is one of Baltimore's most impressive examples of the Art Deco/ Art Moderne movement popular from the late 1920's to the beginning of WWII. Engineering wise, the planned addition of five stories, doubling the size of the structure, is perhaps unique in the city with the foundations and structural framing designed in anticipation of the addition from the beginning. The Art Moderne lettering, both in low relief and in silhouette, the carved urns with recessed light fixtures and bas-relief consoles, the cast bronze screens above the show windows in the ground floor and especially the main entrance with its pair of aluminum revolving doors, caduceus, fins and sunrise motifs are some of the most important Deco- Moderne details in Baltimore. The building also has the first escalator in the city. Sometimes attributed to Joseph Evans Sperry, the design of both parts of the ten story structure is the work of the firm of James R. Edmunds, Jr. (now Edmunds and Hyde) the successors to Sperry, who died in 1930.

The Hutzler Brothers Company was established in 1858 at the southwest corner of North Howard and Clay Streets, on the site of the present day Palace Building, part of the Hutzler complex. The firm was owned jointly by the three Hutzler brothers, Abram, Charles and David, and rapidly grew to be one of Baltimore's largest and most successful retail outlets. The firm expanded in 1874, adding a three story building to the original at Clay Street, both of which were demolished to make way for the impressive Palace Building, completed in 1888, and again in 1916 with the construction of the Saratoga Street Building. The "Greater Hutzler's" building was constructed in 1931-32:

" September 18, 1931, in the midst of the great depression, Hutzler's, realizing the need for business leadership and expressing faith in Baltimore's future, launched the largest building operation in the city. This expansion program provided hundreds of jobs. On October 11, 1932, "The Greater Hutzler's" was opened with impressive ceremonies." (1)  
 The 1931 construction resulted in a five story building, with the upper five floors added in 1941. Hutzler Brothers has been in continuous operation at North Howard Street since its inception in 1858.







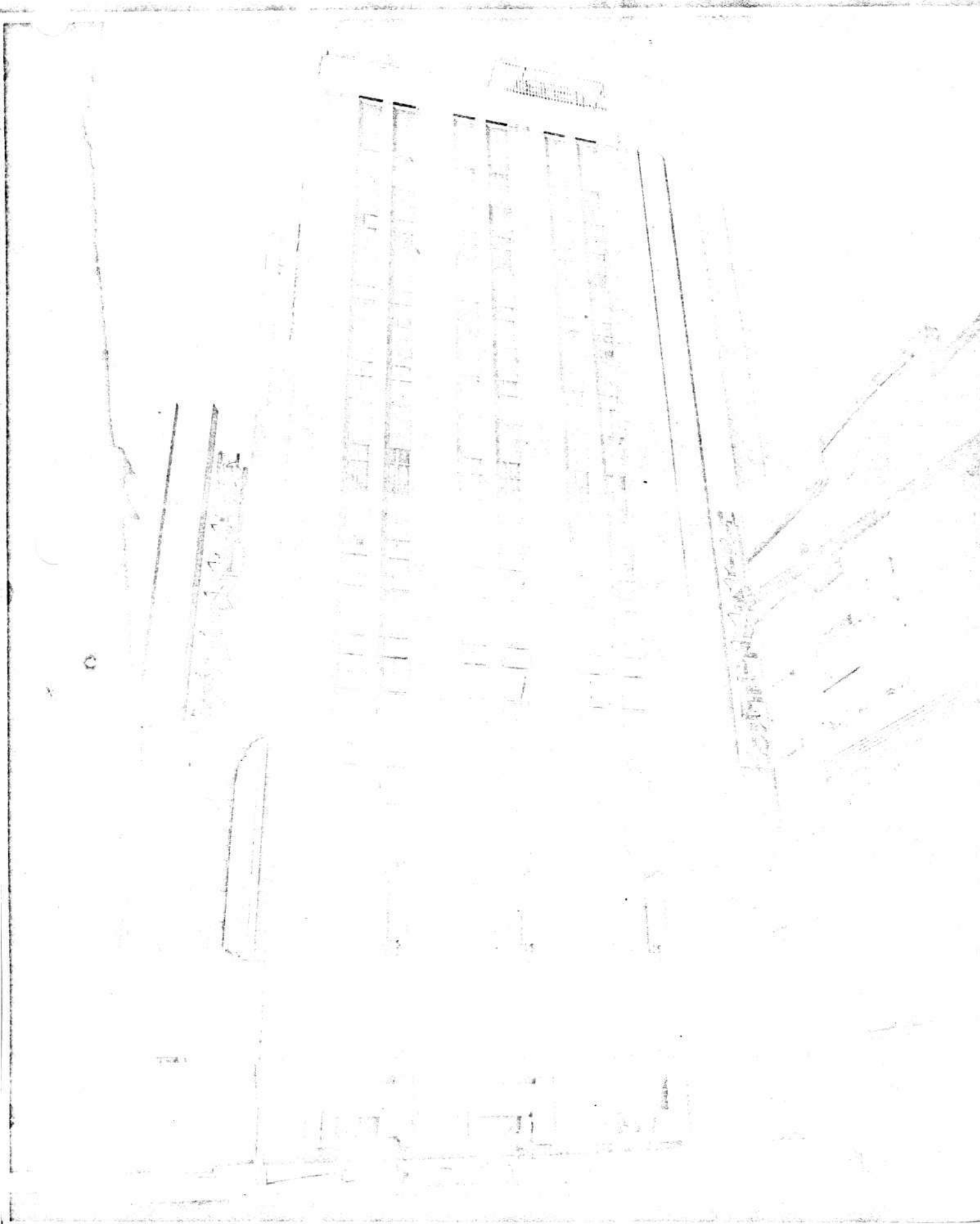
**ENVIRONMENTAL IMPACT STATEMENT:  
BALTIMORE'S JOINT DEVELOPMENT/  
VALUE CAPTURE PROGRAM:  
BALTIMORE GARDENS**

**FIGURE** GREATER HUTZLER'S  
220-28 North Howard  
B-2278



NOV. 1977

SOURCE: DEPT. OF PLANNING







B.2278  
MAG 1 #0422785811 596

MARYLAND HISTORICAL TRUST WORKSHEET

NOMINATION FORM  
for the  
NATIONAL REGISTER OF HISTORIC PLACES, NATIONAL PARKS SERVICE

SEE INSTRUCTIONS

1. NAME					
COMMON: Greater Hutzler's					
AND/OR HISTORIC: Hutzler's North Building					
2. LOCATION					
STREET AND NUMBER: 220-228 N. Howard Street					
CITY OR TOWN: Baltimore					
STATE Maryland		COUNTY:			
3. CLASSIFICATION					
CATEGORY (Check One)		OWNERSHIP		STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District	<input checked="" type="checkbox"/> Building	<input type="checkbox"/> Public	Public Acquisition:	<input checked="" type="checkbox"/> Occupied	Yes:
<input type="checkbox"/> Site	<input type="checkbox"/> Structure	<input checked="" type="checkbox"/> Private	<input type="checkbox"/> In Process	<input type="checkbox"/> Unoccupied	<input type="checkbox"/> Restricted
<input type="checkbox"/> Object	<input type="checkbox"/> Both		<input type="checkbox"/> Being Considered	<input type="checkbox"/> Preservation work in progress	<input checked="" type="checkbox"/> Unrestricted
PRESENT USE (Check One or More as Appropriate)					
<input type="checkbox"/> Agricultural	<input type="checkbox"/> Government	<input type="checkbox"/> Park	<input type="checkbox"/> Transportation	<input type="checkbox"/> Comments	
<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Private Residence	<input type="checkbox"/> Other (Specify)	_____	
<input type="checkbox"/> Educational	<input type="checkbox"/> Military	<input type="checkbox"/> Religious	_____	_____	
<input type="checkbox"/> Entertainment	<input type="checkbox"/> Museum	<input type="checkbox"/> Scientific	_____	_____	
4. OWNER OF PROPERTY					
OWNER'S NAME: Hutzler Brothers & Company					
STREET AND NUMBER: 220 N. Howard Street					
CITY OR TOWN:		STATE:			
5. LOCATION OF LEGAL DESCRIPTION					
COURTHOUSE, REGISTRY OF DEEDS, ETC.: Records Office Room 601					
STREET AND NUMBER: Baltimore City Courthouse					
CITY OR TOWN: Baltimore		STATE Maryland	21202		
Title Reference of Current Deed (Book & Pg. #):					
6. REPRESENTATION IN EXISTING SURVEYS					
TITLE OF SURVEY: City of Baltimore Neighborhood Survey					
DATE OF SURVEY: 1976 <input type="checkbox"/> Federal <input type="checkbox"/> State <input type="checkbox"/> County <input checked="" type="checkbox"/> Local					
DEPOSITORY FOR SURVEY RECORDS: COMMISSION FOR HISTORICAL & ARCHITECTURAL PRESERVATION					
STREET AND NUMBER: Room 900					
CITY OR TOWN: 26 South Calvert St. Baltimore, Md. 21202		STATE:			

7. DESCRIPTION

CONDITION	(Check One)					
	<input checked="" type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

The building is ten stories high, five bays wide and has a flat, unadorned roof. The first story facade is polished granite, and the upper story facades are tan brick.

The first story facade is punctuated by a street underpass in the southernmost bay, a recessed entrance with shallow display cases and revolving doors in the northernmost bay, and one flat plate glass display window surmounted by a bronze decorative grille punctuating each of the three bays between.

The 2nd and 3rd story facades of the outer bays are both punctuated by identical two story high 35 light flat windows. Each of the three center bays carries a flat 16 light window on the second story.

At the third story facade each of the center bays is punctuated by two flat double casement windows with four lights, two large lights surmounted by two smaller ones. This window treatment punctuates the center bay facades from the 3rd through the 10th stories.

The northernmost bay continues from the 3rd story to its termination in the 5th story facade as an unfenestrated wall carrying the store name.

The northernmost bay continues unfenestrated from the 3rd to the 10th story facade and also carries the story name.

SEE INSTRUCTIONS

RECEIVED  
HISTORICAL  
PRESERVATION

1975

**B. SIGNIFICANCE**

PERIOD (Check One or More as Appropriate)

<input type="checkbox"/> Pre-Columbian	<input type="checkbox"/> 16th Century	<input type="checkbox"/> 18th Century	<input type="checkbox"/> 20th Century
<input type="checkbox"/> 15th Century	<input type="checkbox"/> 17th Century	<input checked="" type="checkbox"/> 19th Century	

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

<input type="checkbox"/> Aboriginal	<input type="checkbox"/> Education	<input type="checkbox"/> Political	<input type="checkbox"/> Urban Planning
<input type="checkbox"/> Prehistoric	<input type="checkbox"/> Engineering	<input type="checkbox"/> Religion/Philosophy	<input type="checkbox"/> Other (Specify)
<input type="checkbox"/> Historic	<input type="checkbox"/> Industry	<input type="checkbox"/> Science	_____
<input type="checkbox"/> Agriculture	<input type="checkbox"/> Invention	<input type="checkbox"/> Sculpture	_____
<input checked="" type="checkbox"/> Architecture	<input type="checkbox"/> Landscape Architecture	<input type="checkbox"/> Social/Humanitarian	_____
<input type="checkbox"/> Art	<input type="checkbox"/> Literature	<input type="checkbox"/> Theater	_____
<input checked="" type="checkbox"/> Commerce	<input type="checkbox"/> Military	<input type="checkbox"/> Transportation	_____
<input type="checkbox"/> Communications	<input type="checkbox"/> Music		
<input type="checkbox"/> Conservation			

STATEMENT OF SIGNIFICANCE

Originally design and completed as a five story building in 1932, this part of Hutzler's had five stories added in 1914. Architecturally, the building is significant for the modernistic origin of its design, created by Joseph Evans Sperry, the street level facade with its intricate brass grillwork above the display windows, and the lettering carrying the store name.

Completed 1941, Baldwin & Pennington Architects

MIA-432294  
 2015

SEE INSTRUCTIONS

**9. MAJOR BIBLIOGRAPHICAL REFERENCES**

**10. GEOGRAPHICAL DATA**

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	° ' "	° ' "		° ' "	° ' "	
NE	° ' "	° ' "		° ' "	° ' "	
SE	° ' "	° ' "		° ' "	° ' "	
SW	° ' "	° ' "		° ' "	° ' "	

APPROXIMATE ACREAGE OF NOMINATED PROPERTY:

Acreage Justification:

**11. FORM PREPARED BY**

NAME AND TITLE: **Planning Assistants**

ORGANIZATION: **COMMISSION FOR HISTORICAL & ARCHITECTURAL PRESERVATION** DATE: **1976**

STREET AND NUMBER: **Room 900**

CITY OR TOWN: **26 South Calvert St. E. Baltimore, Md. 21202** STATE:

**12. State Liaison Officer Review: (Office Use Only)**

Significance of this property is:

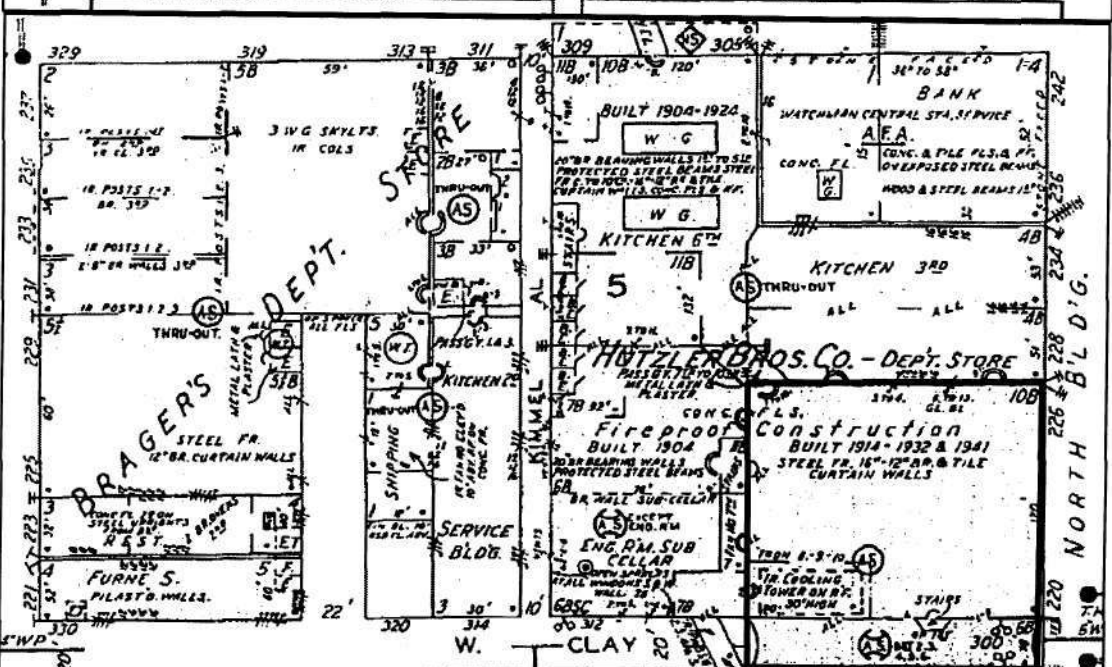
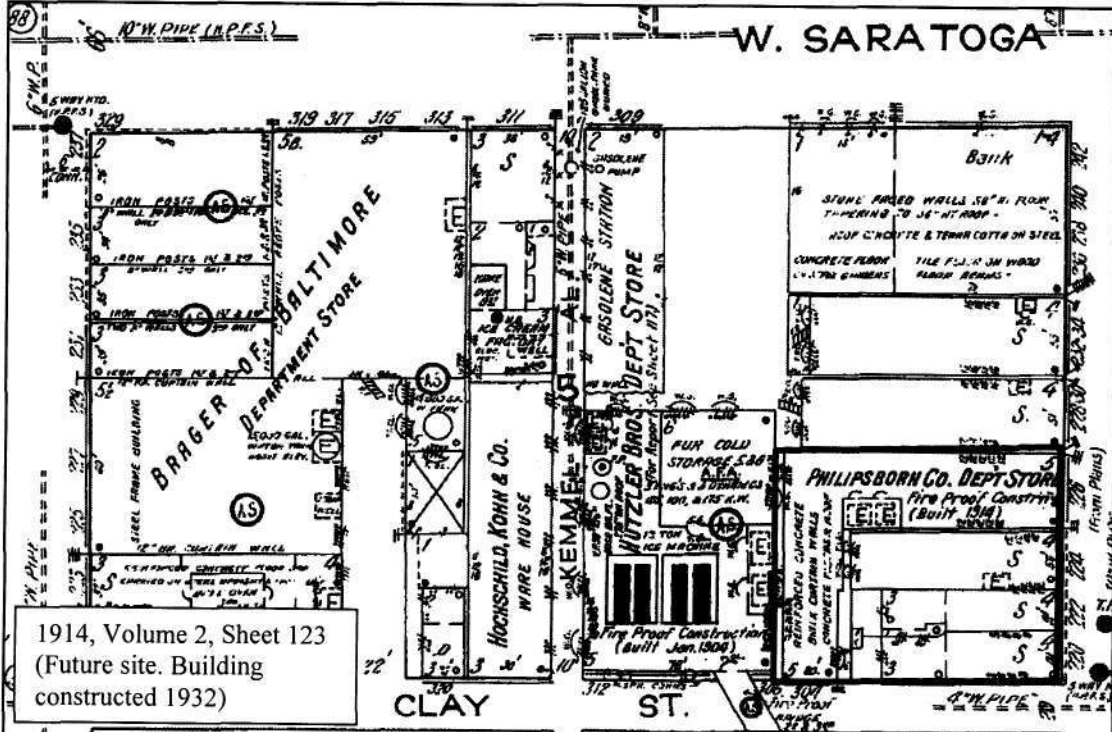
National  State  Local

\_\_\_\_\_  
Signature

SEE INSTRUCTIONS

B-2278

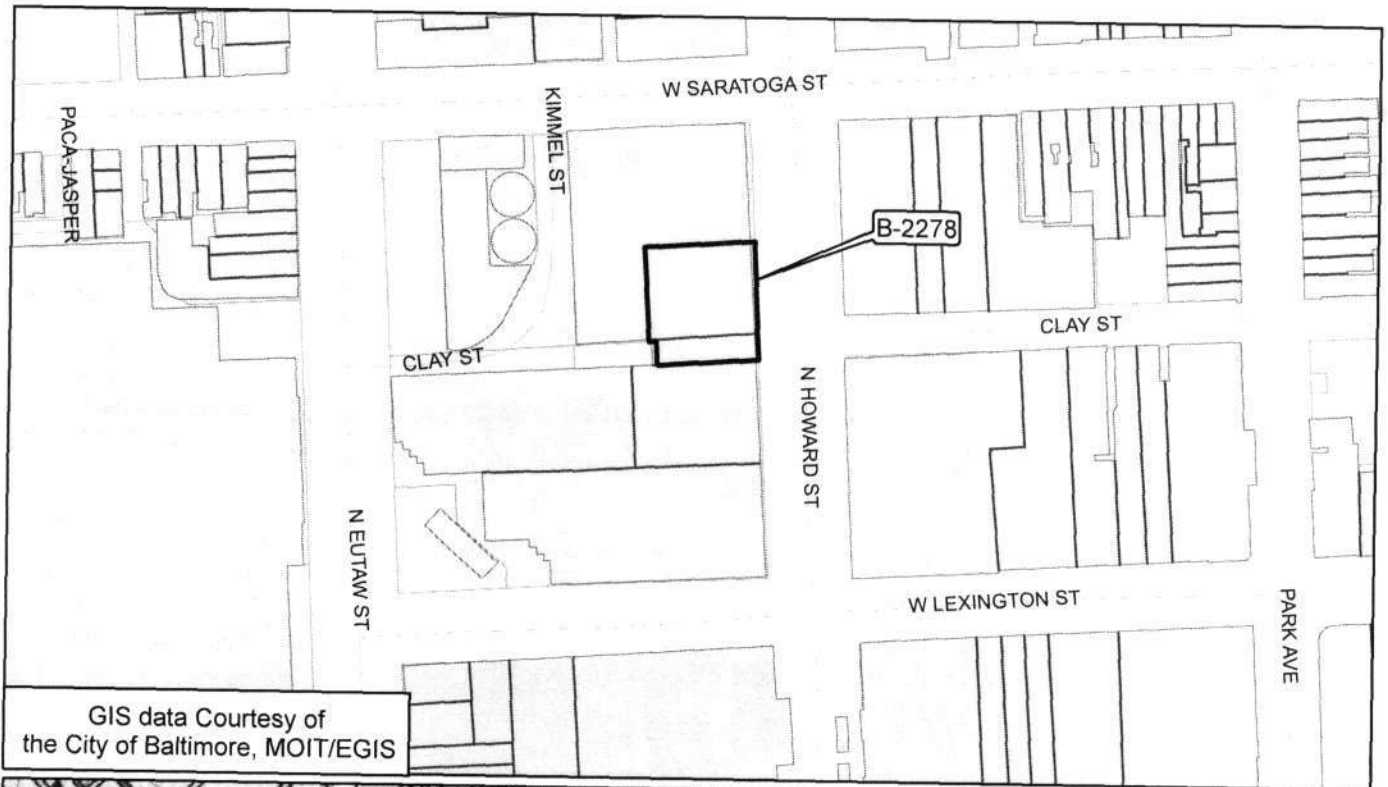
Hutzler's North Building (Greater Hutzlers Building, Hutzlers High Rise)  
220-228 N. Howard Street  
Sanborn Maps



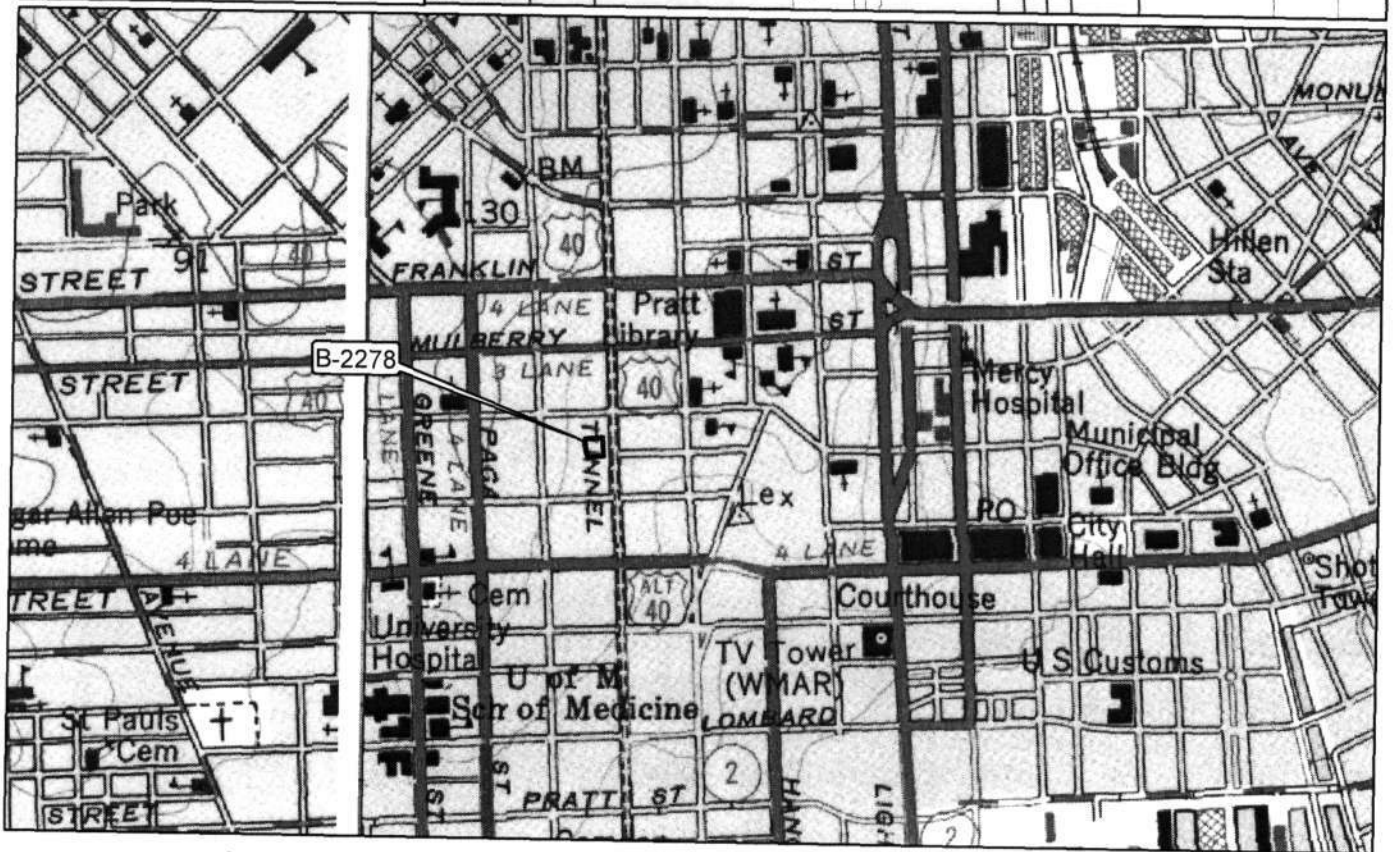
**BRAGER'S DEPT. STORE**  
WATCHMAN CENTRAL STA. SERVICE HEAT STEAM  
AUTO SPRINKLERS THRU-OUT. 2 15000 GAL. WOOD  
W TKS FLY D. 25' HIGH. HIGHEST HEAD ON R-2  
STEEL SUPPORTS

**HUTZLER BROS. CO. - DEPT. STORE**  
WATCHMAN WITH CLOCK HEAT CITY STEAM AUTO SPRINKLERS  
THRU-OUT EXCEPT ENG. RM. W. CLAY ST. PASS BY SARATOGA  
ST. TUNNEL & SERVICE STEAM POWER. HOSE CHARGE TO EMERGENCY  
SYSTEM. ONE WATCHMAN CENTRAL PUMP CAPACITY 1500 G.P.M.  
THRU STEEL PRESSURE TKS. 112 5000 GALS. W. & ONE 6000 GAL.  
CAP. AIR COMP. THRU-OUT.  
(SEE TO 224 N. HOWARD, 345 TO 309 & 319 TO 314 W. SARATOGA  
307 TO 317 W. MULBERRY, 307 TO 313 & 315 TO 319 N. EUPHRA

B-2278  
Hutzler's North Building (Great Hutzlers Building, Hutzler's High Rise)  
220-228 N. Howard Street  
Block 0596, Lot 028  
Baltimore City  
Baltimore East Quad.



GIS data Courtesy of  
the City of Baltimore, MOIT/EGIS





B-2278

220-228 N. Howard

Neg #

2/76

B. Pencek

Bloch

596