

AREA: Financial District

MAGI NO.: 041151397

Address: 2 North Calvert Street

Current Name:

Block: 636 Lot: 2/5

Lot size: 200' x 104'

Height: N/A

Materials: N/A

Condition: Good

Owner: State of Maryland

Use: Park

Accessible: Yes

Designation: None

Liber/Folio: WA 3903-459



Historic Name: Emerson Hotel site

Date:

Architect/Builder:

Style (if appropriate):

## Description:

A small park is located at the northwest corner of Baltimore and Calvert Streets. The park features criss-crossing diagonal paths, wood benches, picnic tables, flower beds and a small stepped brick wall at Baltimore Street. A few trees have been planted and light fixtures with large globes are located at Wilkes Lane. The Charles Center Metro Station which features a large glass roof and brick wall abuts the park on the west.

## Significance:

Area: Architecture

Level: Local

In 1911, the Emerson Hotel was built on this site. The architect was Joseph Evans Sperry. The Emerson Hotel was one of the largest hotels in downtown Baltimore. In the 1960s it was torn down for a parking lot. Later the site was used as a construction yard for the Baltimore Metro. Alex Brown and Sons is planning to build a twenty-one story high office building on this site. The building is designed to complement the Union Trust Tower, now under construction.

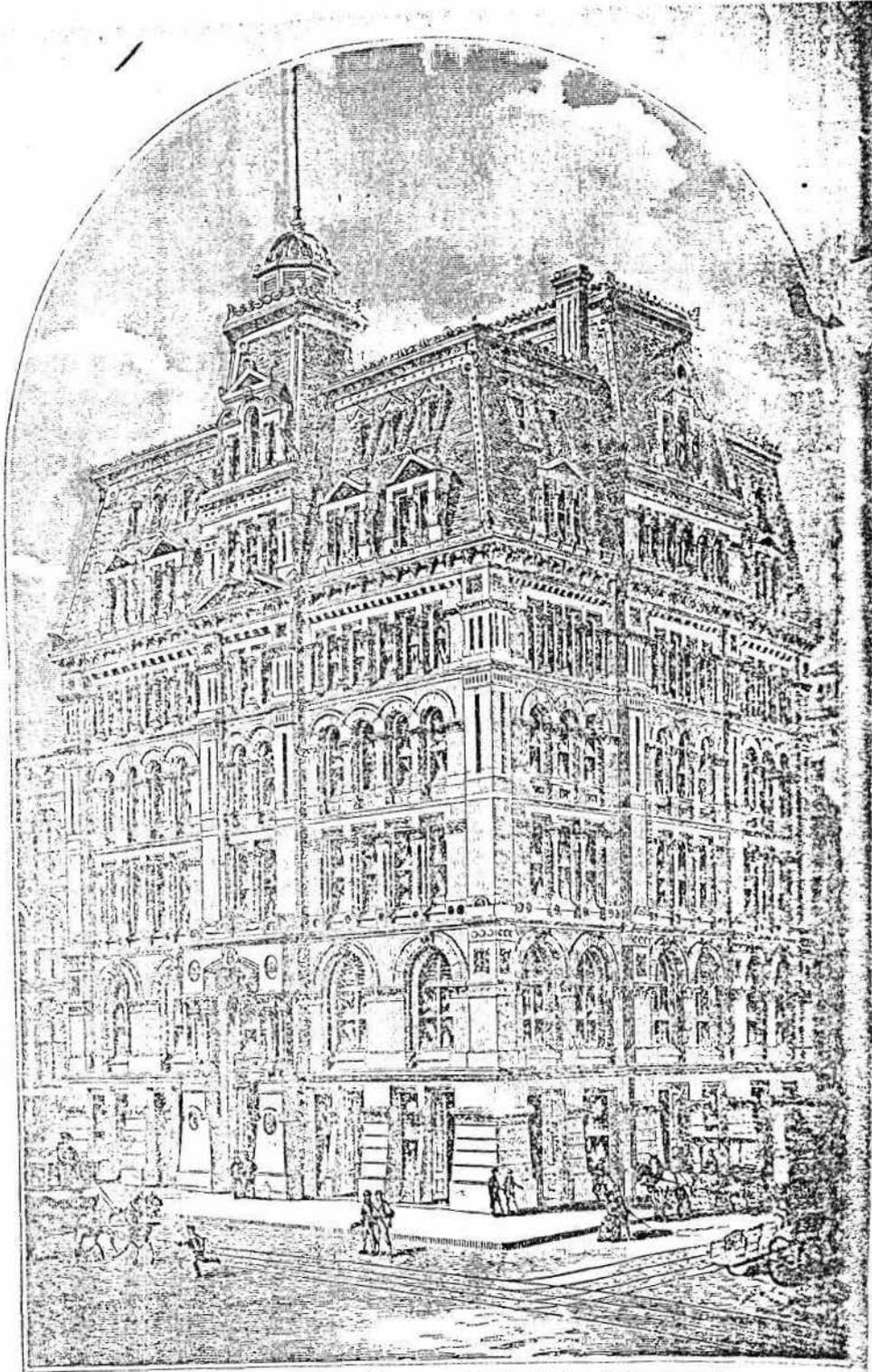
Sources: NA 12/12/1983

Surveyor and Date: Fred B. Shoken, July 1985.

B-1151

Baltimore Financial District Survey  
2 North Calvert Street

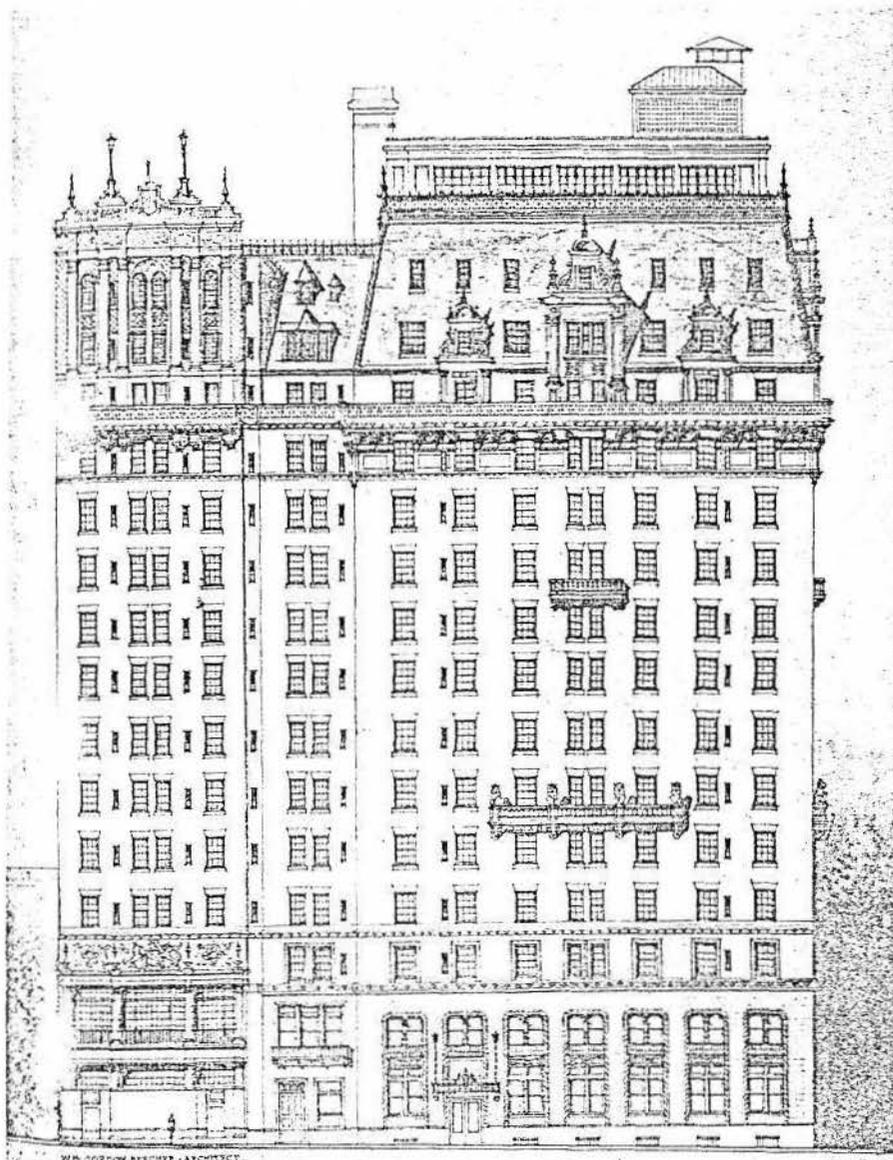
The B & O Building which stood on this site before the Baltimore  
Fire from: The Monumental City p. 930.



Central Office Building of the Baltimore and Ohio Railroad Company. [see page 34.]

B-1151

Baltimore Financial District Survey  
2 North Calvert Street



The Hotel Emerson opened October 30, 1911, at the northwest corner of Baltimore and Calvert streets. It is now a vacant lot. This architect's drawing shows how the hotel looked after a 1923 addition was added to the west, reportedly to house guests invited by Captain Isaac Emerson to an Army-Navy football game.

Seventeen floors up was a roof garden complete with lily ponds. Like all old hotels, the Emerson had a collection of stories that went with it. One was that frogs occasionally jumped out of the roof garden ponds into the décolletage of women passing below. Another story was that Captain Emerson built his own hotel in a fit of pique. A Belvedere Hotel dining room waiter told Emerson he couldn't remove his suit coat on a warm day. The millionaire walked out and vowed to build his own hotel. Photo from the author's collection

Drawing from: Bygone Baltimore, by Jaques Kelly, p. 113

B-1151

2B—The News American, Monday, December 12, 1983

## \$30 million development plan given tentative OK

By Edward Gunts  
News American Staff

A \$30 million plan by two area developers to build a new headquarters for Alex Brown & Sons near the Charles Street Metro station has received tentative approval from the Mass Transit Administration, which owns the site.

Ronald Hartman, Mass Transit Administration deputy administrator, said his office has awarded exclusive negotiating rights to the subway property to Calvert Associates, a group composed of the Manekin Corp. of Baltimore and Washington developer A. James Clark.

The plan has been under review by transportation officials since last September, when Calvert Associates was the only group that met the transit administration's deadline for proposals to redevelop the former site of the Emerson Hotel at the northwest corner of Baltimore and Calvert streets.

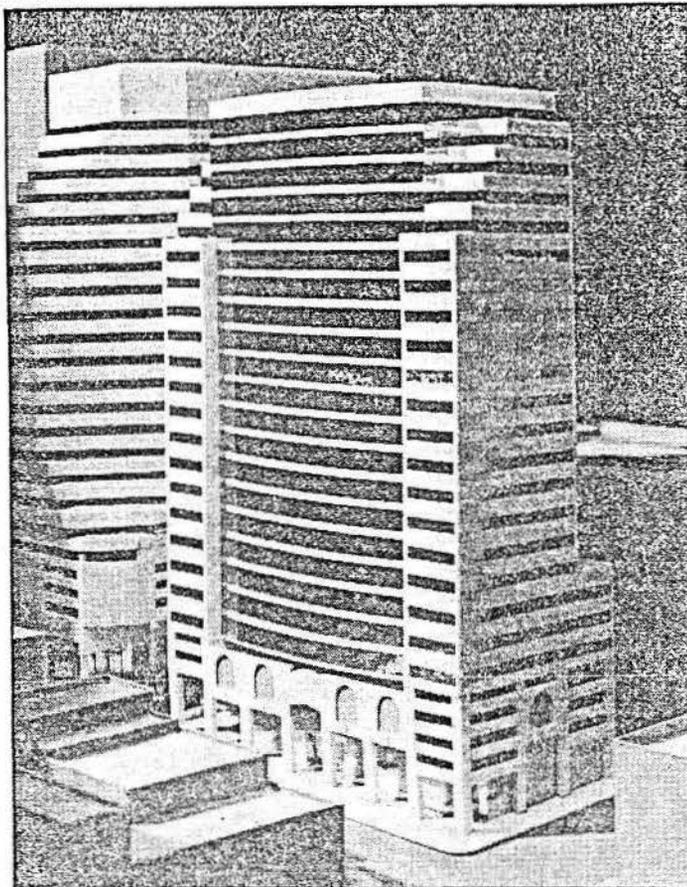
The half-acre property is considered one of the most valuable development parcels along the 8-mile Metro line that opened Nov. 21.

In their proposal, the developers said Alex Brown would be the lead tenant in a 250,000- to 325,000-square-foot office tower that would rise about 21 stories. The privately financed building also would contain retail space at street level and a garage for more than 100 cars.

A limited partner in Calvert Associates, Alex Brown now occupies a row of historic buildings across Baltimore Street from the site. The investment banking institution would continue to do so after its new building is complete, according to general partner Joseph Hardiman.

Calvert's original proposal said the Alex Brown building would be constructed in conjunction with a 24-story office tower that is being developed by the Trammell Crow Co. for the Union Trust Co. on the western end of the same block.

According to the timetable set in the



**HIGH-RISE HQ:** Architect's models of new headquarters planned for investment firm Alex Brown and Sons at Baltimore and Calvert streets. The front would face south on Baltimore Street.

proposal, Manekin would not start constructing the Alex Brown building until Union Trust's tower is 85 percent leased, or June 30, 1986, whichever comes first.

Once construction begins, work would take 18 to 24 months to complete. RTKL Associates Inc. of Baltimore is the architect for the building, which Clark would build and Manekin would lease and manage.

The developers have been given 120 days from today to complete their plans to the satisfaction of the transit administration and to negotiate terms under which they will lease or purchase the site from the state, Hartman said.

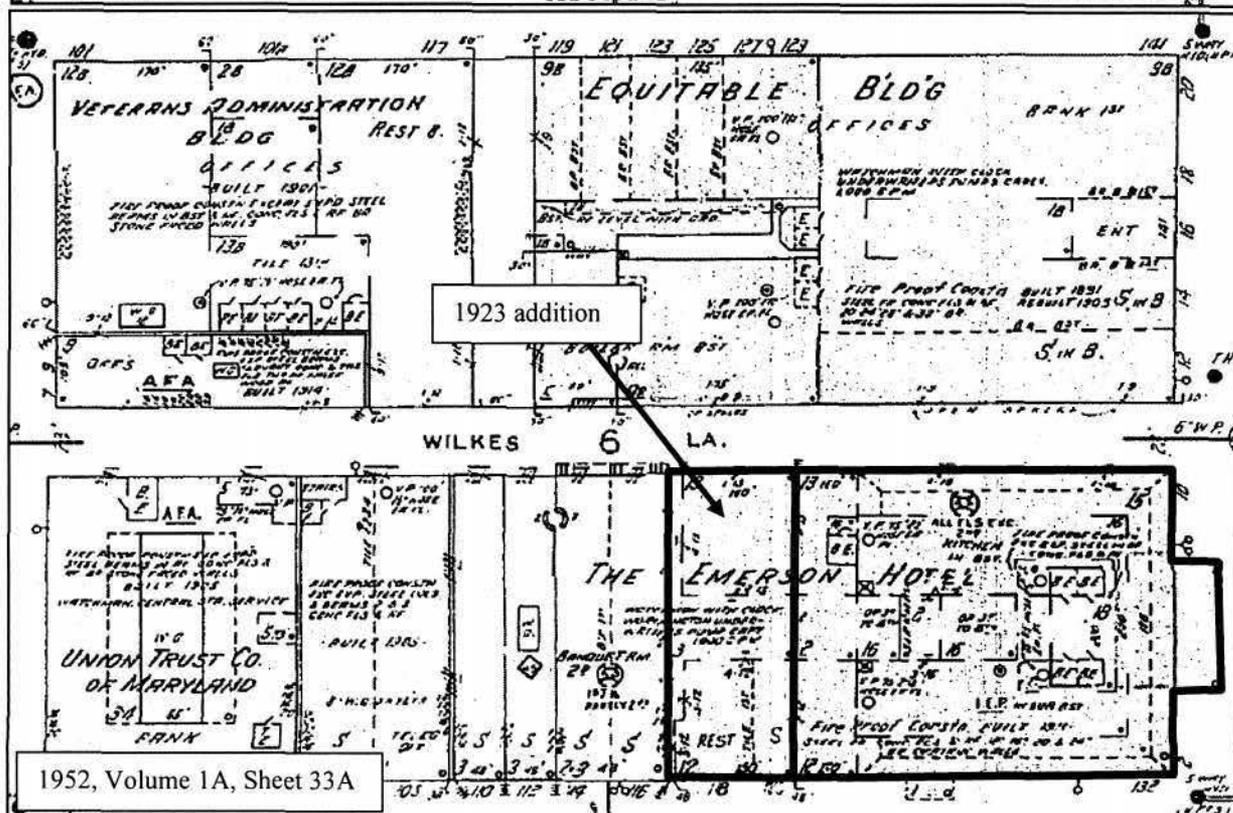
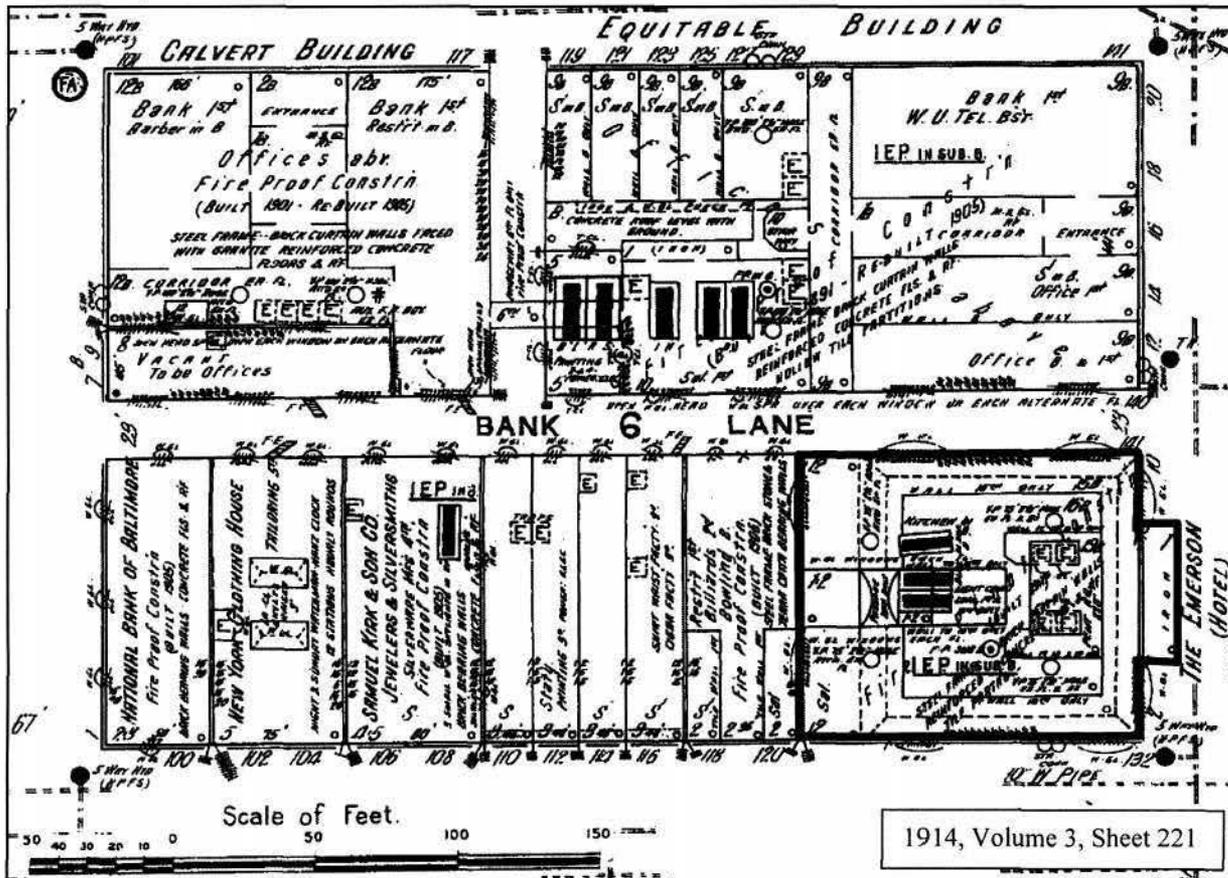
Any final agreement between the developers and the state would have to be approved by the state's Board of Public Works, he added.

The award of development rights to Calvert Associates marks an end to a search for a subway developer that first was launched several years ago.

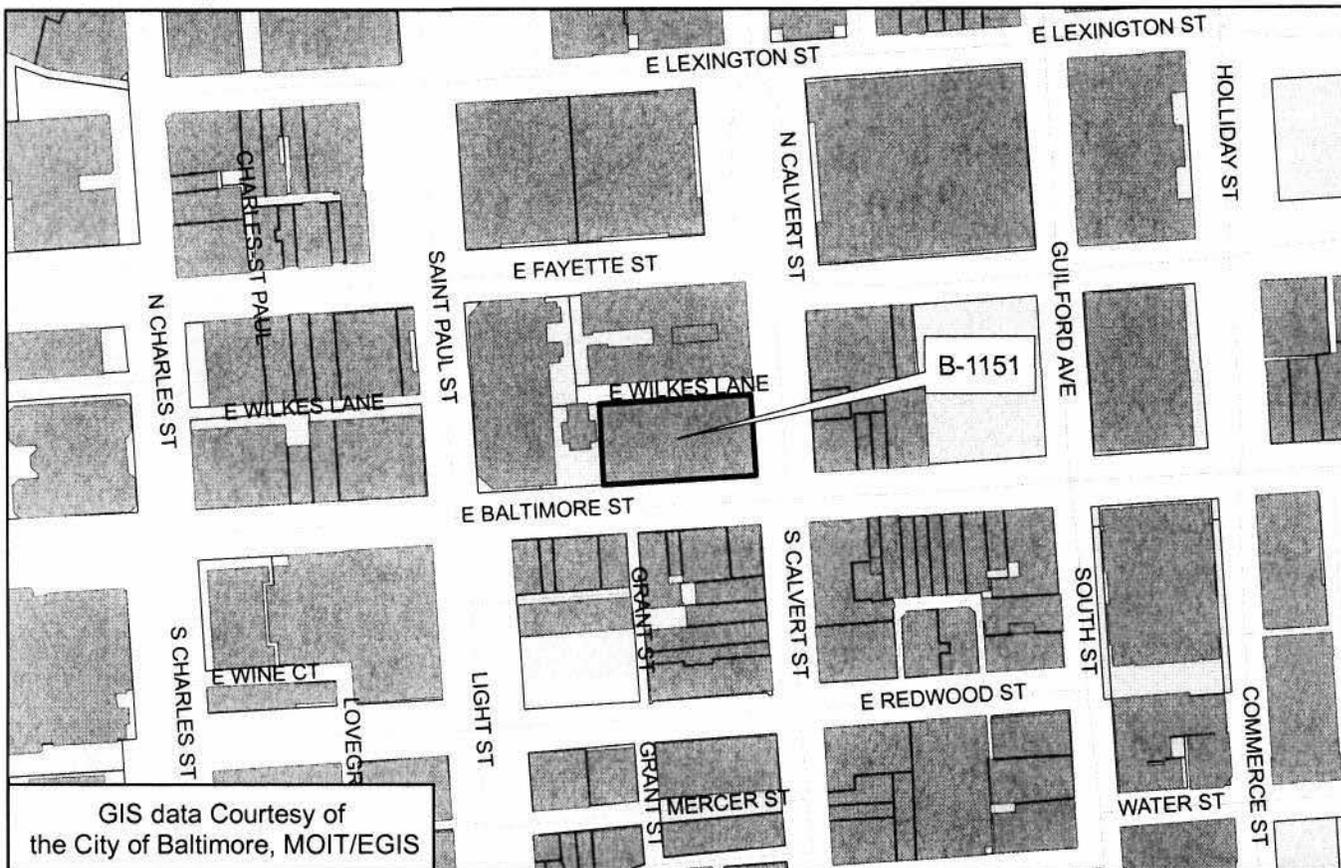
In a previous round of bidding, the transit agency received a proposal for a nine-story, \$23 million office tower by Ackerman and Co. of Atlanta. Officials eventually decided to reject that plan and seek bids anew, which resulted in the offer from Calvert Associates.



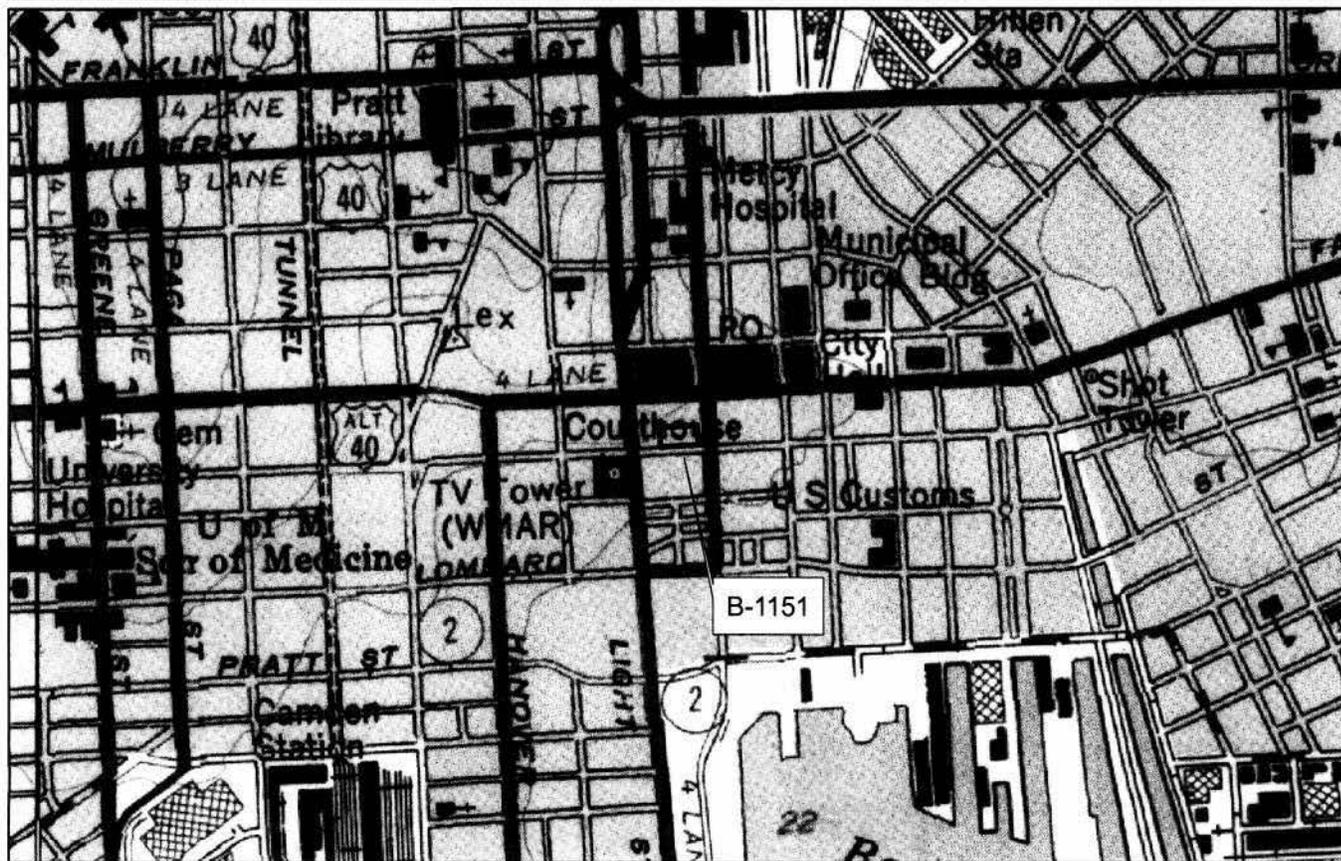
B-1151  
 Emerson Hotel Site  
 2 N. Calvert Street  
 Sanborn Maps



B-1151  
Emerson Hotel Site  
2 N. Calvert Street  
Block 0636 Lot 002  
Baltimore City  
Baltimore East Quad



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





B-1151

Emerson Hotel Site  
2 North Calvert Street  
Financial District-Metrocenter Survey  
Baltimore (City), Maryland  
Photo: Fred Shoken  
Date: July 1985  
Neg.loc.: Maryland Historical Trust  
From E. Baltimore Street looking north  
west