BALTIMORE METROCENTER SURVEY

SURVEY NO.: B-2165,2166

AREA: Cathedral Hill

MAGI NO.: 0421651711
0421661711

Address: 322-328 North Charles Street
Current Name: Brown's Arcade

Block: 580 **Lot:** 13-14 **Lot size:** 104 ft. x 95 ft.
Height: 3 **Materials:** Brick, wood and metal
Condition: Excellent **Owner:** Brown's Arcade J.V.
Use: Commercial **Accessible:** yes, restricted
Designation: NR **Liber/Folio:** WA 3965/3

Historic Name: Brown Arcade
Date: ca. 1810-1822; 1904
Architect/Builder: Henry Brauns, arch. (1904)
Style (if appropriate): Colonial Revival and Renaissance Revival

Description:

Brown's Arcade consists of four early 19th century brick rowhouses which were redesigned in 1904 into the original Brown Arcade. All four buildings were original three-bay, three-story Federal style rowhouses with gables and dormers. In the 1904 remodeling, Colonial Revival details were applied over the original facades. Pressed metal frontispiece doors, only one of which survives, decorative pressed metal bay windows with wood rustication and an emphatic continuous cornice unite the four elevations. In 1980, post-Modern arched doorways were added in an overall rehabilitation project. The arcade, which extends west through the building to end in a small courtyard, was also refurbished.

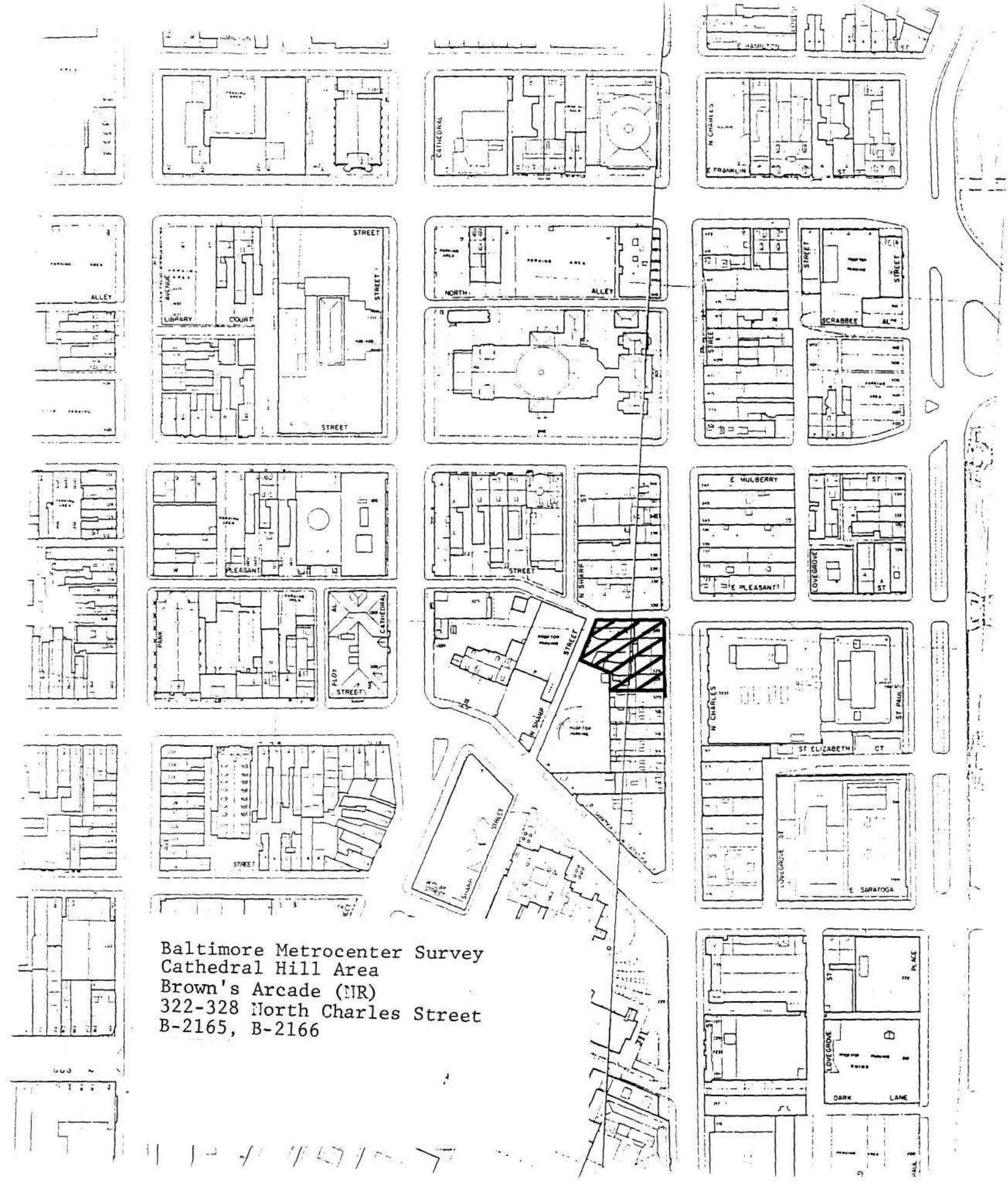
Significance:

Area: architecture, commerce **Level:** local and state

The original arcade building at 322-328 North Charles Street, an adaptive reuse project designed by Henry Brauns in 1904 for Frank Brown, is the only remaining building of its type in Baltimore and the last known in Maryland. In scale and function, it was an extremely unusual departure from the prevailing types of retail development in the city. Only two other arcades were ever established. It is further distinguished architecturally by the best examples of pressed metal work on both the exterior and interior of any building in the North Charles Street context. The use of this material to create facades on Colonial and Renaissance Revival styles is exceptional among Baltimore buildings.

See NR form

Sources: NR file, CHAP
Surveyor and Date: Janet Davis, March 1985



Baltimore Metrocenter Survey
Cathedral Hill Area
Brown's Arcade (NR)
322-328 North Charles Street
B-2165, B-2166

B-2165 &
B-2166

FHR-8-300 (11-78)

United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places Inventory—Nomination Form

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

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received
date entered 113

1. Name

historic: Brown's Arcade

and/or common: Brown's Arcade

2. Location

street & number: 322-328 North Charles Street — N/A not for publication

city, town: Baltimore — N/A vicinity of — congressional district: Third

state: Maryland — code: 24 — county: Independent City — code: 510

3. Classification

Category	Ownership	Status	Present Use	
___ district	___ public	X occupied	___ agriculture	___ museum
X building(s)	X private	___ unoccupied	X commercial	___ park
___ structure	___ both	X work in progress	___ educational	___ private residence
___ site	**Public Acquisition**	**Accessible**	___ entertainment	___ religious
___ object	___ in process	___ yes: restricted	___ government	___ scientific
	___ being considered	X yes: unrestricted	___ industrial	___ transportation
	X not applicable	___ no	___ military	___ other:

4. Owner of Property

name: Brown's Arcade Joint Venture, c/o Bill Struever

street & number: 519 North Charles Street

city, town: Baltimore — N/A vicinity of — state: Maryland — 21201

5. Location of Legal Description

courthouse, registry of deeds, etc.: Baltimore City Courthouse

street & number: Room 601

city, town: Baltimore — state: Maryland — 21202

6. Representation in Existing Surveys

title: City of Baltimore Neighborhood Survey (CHAP) — has this property been determined elegible? X yes ___ no

date: ___ federal X state ___ county X local

depository for survey records: Commission for Historical and Architectural Preservation (CHAP)

city, town: Baltimore — state: Maryland — 21202

7. Description

Condition		Check one	Check one
___ excellent	___ deteriorated	___ unaltered	_X_ original site
_X_ good	___ ruins	_X_ altered	___ moved date _____
___ fair	___ unexposed		

Describe the present and original (if known) physical appearance

DESCRIPTION SUMMARY

Brown's Arcade consists of four early 19th century brick rowhouses located on Charles Street, just north of Baltimore's central business district, and just south of the Mount Vernon Historic Landmark District, which architect Henry Brauns redesigned in 1904 into the original Brown's Arcade, which stretched from Charles Street west to Saratoga Street. All four buildings were originally three bay, three story, Federal style brick rowhouses with gables and dormers. Their integrity had been preserved because the alterations of the facades have gained their own significance. The 1904 transition of 322-328 North Charles Street resulted in the application of Colonial Revival details over the original Federal style facade. Details include pressed metal frontispiece doors, decorative pressed metal bay windows surrounded with wood rustication. The interior which was converted to a series of small shops bordering a straight central walkway with offices above has been restored to its original 1904 plan on the first floor. The original details have also been restored. The upper floors have been rehabilitated for continued office use, and the sighificant details have been restored. These include wood floors as well as decorative wood moldings and pressed metal ceilings. The floor plans have been redesigned. The back buildings are two story brick structures with shed roofs which were converted in 1904 to small shops organized around a rear courtyard. In addition, a two story Renaissance Revival style structure with a pressed metal facade was built at the west side of the courtyard facing the rear of the main buildings. All of these structures have been rehabilitated which has preserved their original appearance and function, as well as their integrity.

GENERAL DESCRIPTION

Brown's Arcade was an innovative, imaginative reuse of four rowhouses as a shopping arcade by Frank Brown in 1904. They are presently undergoing rehabilitation to restore their original grandeur and function. Overall, the arcade consists of four rowhouses, each of which is two bays wide, three and a half stories high, with a gable roof and dormer. They are constructed of masonry with a Flemish bond brick facade. The facades were unified with Colonial Revival details from the 1904 renovation. In the mid twentieth century the first floor was renovated with storefronts of glass, stainless steel and a variety of paneling and signage.

All of this has been removed and now the facade features continuous rusticated wood siding above a blue-stone and ceramic base. The entrance floor is slate. Three entrances located in the second, fourth, and sixth bay from the north wall have frontispiece doors. The main entrance is recessed in the fourth bay from the north and is accented by colored banners on either side. At this entrance there is a pediment over grouped Doric Columns and piers resting on blue-stone pedestals. The elements of this pediment advance and recede in a Baroque manner, and the tympanum contains a half-circle bullseye opening. The entrances on either side have broken segmental arch pediments

SEE CONTINUATION SHEET #1

GENERAL DESCRIPTION (Continued)

built of tin over wood paneled Doric pilasters. Its entablature projects over the pilasters, and contains a convex frieze and dentiled cornice. The pediment breaks in two scrolls with rosettes and a central pineapple stands atop a console. Within its tympanum are metal garlands. The shop front windows are wood framed tripartite single light windows with an abstract keystone above. A restored metal cornice surmounts the shopfronts.

The second and third floors feature wood windows with metal detailing. In the first, third, fifth, and eighth bays from the north end, the windows are oriels. On the second floor the windows are pivot single light, have full entablatures and architrave surrounds with shoulders on the central windows. A paneled parapet on consoles joins this window to the third floor window. The third floor windows possess the same details as the second except for the architrave shoulders. The seventh bay has individual wooden one over one double hung windows with flat lintels and architrave surrounds.

Between the windows there is a cast iron rosette tie rod plate at the third floor level. A fully restored metal entablature runs immediately above the windows featuring modillion blocks in the cornice, and above this is the gabled roof with gabled dormers. These dormers have wooden one over one double hung sashes with plain surrounds. 328 North Charles Street has a firewall parapet at its southern end with a chimney.

The interiors of 322 and 328 contain stairwells leading up to the second and third story office space. The stairs are bracketed open string with plain wood balusters, unpainted refinished wooden banisters, and a pressed tin covering underneath the case. The wells have baseboards and architrave surrounds on the doors.

The interior of the arcade has been completely rehabilitated and restored. The plan consists of shops on either side of a central hallway which leads to the rear courtyard. All of the shops have wood frame glass walls and sliding glass doors separating them from the hallways. All have refinished original wooden floors and some have original decorative metal ceilings.

The hallway consists of a series of spaces with a terrazzo floor from the 1904 renovation. The recessed entrance opens into a barrel vaulted entry and then a long rectangular space with pilasters placed along the walls. The elevator entry opens off of the north side of this space, and it is detailed with shallow niches and a barrel vault overhead. Immediately past the elevator space is a tripartite series of spaces comprised of a rectangle, octagon, and a rectangle. The corners of this sequence have paneled Doric pilasters on pedestals and an entablature running above all the spaces. The shopfronts below have a series of wooden transoms. The rectangles have gabled skylights above while the octagon has a circular dome with an oculus.

GENERAL DESCRIPTION (Continued)

West of this series are wood framed double glass doors with a transom opening onto the courtyard paved with asphalt blocks from the 1904 rehabilitation. On the north side is a back building of 326 North Charles Street, which has a two bay, two story Colonial Revival shopfront facade. Two wooden, fifteen light shop windows are on either side of the central door. The upper story is sheathed in painted pressed metal resembling a running bond brick facade with wooden one over one double hung windows having plain bond surrounds and wooden sills. The pressed metal dates from the 1904 rehabilitation.

At the rear (west end) of the courtyard is a two story, three bay, Second Renaissance Revival structure with a shed roof. It is built of masonry with a sheet metal facade. On the first story are two oriel windows on either side of a central door, all of which have transoms. There is a hipped, shingled roof awning over the windows and door. A belt course is located at the second floor level. The second story windows are wooden semi-circular arched one over one double hung with architrave surrounds. The arches have keystones and rest on pilasters next to each window. The spandrels contain undecorated paterae. An attenuated entablature runs tangent to the windows.

The second floor of the arcade consists of an almost closed "U" shaped plan of hallways and offices. The south side of the "U" is composed solely of offices. From the east end, three main halls run in the following manner: south to north, then directly west, then angled southwest. The floors of these hallways are slate with some ceramic tile, and they have wood baseboards. The walls and ceiling are drywall lit with floodlights. The east elevation of the north-south axis is a window wall which consists of multi-light, floor to ceiling, metal framed windows.

Offices A-C are on the north-south axis. They feature ceilings of pressed metal with cove cornices and wooden floors (which had a linoleum covering, removed in the rehabilitation to expose the original wooden floors), baseboards, and architrave surrounds on the window and door openings. Office C has reeded surrounds and bullseye blocks, interior shutters, and a paneled wainscot. All of the masonry partitions remain with new sheetrock walls subdividing the spaces into individually designed offices.

Offices D, E, F and G open off the hallway which runs east to west and then southwesterly terminating at the parking garage. These rooms have been completely renovated and presently have uncovered plywood floors with baseboards, new wooden doors, frame and sheetrock walls, and wooden one over one windows.

GENERAL DESCRIPTION (Continued)

The third floor has essentially the same details and plan, with the following changes. Above offices E and F, there is a shed, asphalt shingle roof. Office H contains the only fireplace, with a wood mantel consisting of Doric colonnettes on plinths supporting a shelf. A superimposed wooden foliated motif is centered on the facia over the fireplace. The other detailing is much simpler than the floor plan below: no reeding or bullseye blocks. The ceilings are the same. The stairs leading up to this office have decorative pressed metal covering the underside, plain balusters, and plain newel. Offices J. K, and L are located on the north-south axis, above offices A, B, and C. These offices feature the same details: baseboards, architrave surrounds on openings, refinished wooden floors, and pressed metal ceilings. The offices are linked to the mezzanine level to form duplexes. Openings at the stairs have steel railings. Office D also has a second, duplex level on the third floor with similar detailing. Paired casement windows on its south wall open onto the courtyard space.

The rear of the arcade consists of the back buildings for 324 and 326 as well as the intervening bays of the two buildings. The back building of 324 is built of five course common bond brick and extends back five bays, is two bays wide and is three stories high with a pitched roof. On the first floor, (east elevation) there is a fifteen light wooden double door with a transom. Above it, at the second floor, there is another paneled wooden door which has a single light and a new wrought iron balcony in front of it. The second floor of the north side wall contains wood one over one double hung windows with wooden sills, and flat brick arches. There is a central wooden paneled door with a wooden transom, which opens on to the roof garden of the arcade space below. At the thrid floor level, there is a wooden belt course, and above it wooden one over one double hung windows with a flat arch. The roof is surfaced with asphalt shingles.

The rear bays of 324-326, on the first floor consist of single light wooden double doors and, on the south side, a wooden Dutch door with a nine over nine light upper half. There is a series of transoms above. The second and third story walls consist of the metal, multi-light window walls with wood siding in the center area. The second story has an abstracted Palladian window within the area of siding. On either side of its central, single light window there are six over six light metal windows. There is a pediment above with a segmental arch in its tympanum. At the third story is a series of three metal four light windows. The two bottom lights are casement windows. Lintels with bullseye blocks link the three windows togehter. This central area is terminated by a simple cornice. Above the third floor, the brick is tuccoed, and there are four windows, all one over one double hung with wood subsills. The brick was sutccoed at an earlier date.

SEE CONTINUATION SHEET #4

GENERAL DESCRIPTION (Continued)

The back building of 328 is split into three story and four story halves. A facade identical to that above the Colonial Revival storefront continues across the third floor level. The windows are a series of wood framed, single light casements, above them there are five wooden bullseye windows. A shed roof connects this facade to the fourth floor facade.

The facade consists of pressed metal in a running bond brick pattern containing paired, wooden, single light casement windows. The pressed metal dates from the 1904 rehabilitation. There is shed roof above, surfaced with asphalt shingles.

The rear of a three story parking garage forms the south wall to the courtyard and is built of painted cinder block. Anodized aluminum three light windows are on the first, second, and third floors. A wall mural similar to the Renaissance Revival facade is being painted on the garage elevation. A parapet rises above the third story to clarify the fifth level of the garage. The windows were added during the rehabilitation.

C. Significance

Period	Areas of Significance—Check and justify below				
___ prehistoric	___ archeology-prehistoric	___ community planning	___ landscape architecture	___ religion
___ 1400–1499	___ archeology-historic	___ conservation	___ law	___ science
___ 1500–1599	___ agriculture	___ economics	___ literature	___ sculpture
___ 1600–1699	X architecture	___ education	___ military	___ social/ humanitarian
___ 1700–1799	___ art	___ engineering	___ music	___ theater
___ 1800–1899	X commerce	___ exploration/settlement	___ philosophy	___ transportation
X 1900–	___ communications	___ industry	___ politics/government	___ other (specify)
		___ invention		

Specific dates c.1810–1822; 1904 **Builder/Architect** Unknown (c. 1810–1822); Henry Brauns (1904)

Statement of Significance (in one paragraph)

The significance of Brown's Arcade lies both in its architecture and in its commercial history. The original arcade building at 322-328 North Charles Street, an adaptive reuse project designed by Henry Brauns in 1904 for Frank Brown, represents the only remaining building type of its kind left in the city and the last known one in the state. In its scale and function, it represented an extremely unusual departure from the prevailing types of retail development in the city: only two other arcades were ever established. It is further distinguished architecturally by possessing the best examples of pressed metal work on both the exterior and interior of any building in its North Charles Street context, perhaps in its city context as well. The use of the material to create facades in the Colonial and Renaissance Revival styles is exceptional among Baltimore buildings.

HISTORY AND SUPPORT

Originally, the early Catholics of Baltimore owned the site. In 1730 they purchased lot #19 of the city, which contained a large lot of land west of Charles Street and north of Saratoga. Several structures were built here, one of which became St. Peter's Church, the first Catholic church in Baltimore. It was located approximately where the Park-It of Maryland garage on West Saratoga Street is today. About 1810, the first of the arcade buildings was probably built. This was 322 North Charles Street, constructed as a "messuage", a "house or ground left apart for household uses on church land." The remaining rowhouses were built later that decade and all had been built by 1822.

They were typical of Baltimore's Federal Style rowhouses: brick, 3½ stories high, 2 bays wide with gabled roof and dormers. Behind them c. 1842, the Catholic church replaced their Saratoga Street church with the Saint Joseph's Classical and Commercial Academy, which later became Calvert Hall College. This Gothic Revival structure was possibly designed by Robert Cary Long, Sr. The North Charles Street buildings continued as residences and boarding houses. As the city grew, the central city retail stores multiplied, and gradually moved northward. A large concentration developed in the 00-300 blocks of West Baltimore, Franklin, and Lexington Streets, especially where they crossed North Howard Street. The most exclusive stores, though, preferred to be along North Charles Street, nearer to the elite Mount Vernon Square residential area. Gradually, residences along the street were converted to commercial use.

SEE CONTINUATION SHEET #5

HISTORY AND SUPPORT (Continued)

Frank Brown, Postmaster of Baltimore, Governor of Maryland (1892-1896), and member of the House of Delegates, invested in this growth by purchasing the 322-328 North Charles Street houses in 1904. He employed the architect, Henry Brauns, to redesign the houses into an attractive, enticing unit of shops and offices. In addition, a passageway with adjacent shops was built from the entrance at 326 North Charles to the rear, opening onto the space surrounding the old Calvert Hall school. This arrangement provided a convenient shortcut from one street to the next (one avoided having to walk around a triangle formed by Charles and Saratoga Streets' intersection), and thus attracted more pedestrians into the arcade which consisted of shops on the first floor and offices in the stories above. Between 1911 and 1914, Brown added the Calvert Hall school to the complex as an extension of the retail/office arcade route.

Arcades have existed in various forms virtually since arched spaces were adapted to commercial use. A common space, built along an axis, maintained by the developer, and rented for a variety of commercial usage, really was not created until 1786-1788 at the Galeries de Bois in Paris (according to Johann F. Geist in his book Passengen). In Britain, the first one was built in 1816, and in America the first were constructed in the mid 1820s with the Providence, Rhode Island arcade being the most important. The development of cast iron and glass construction permitted large, magnificent, light-filled arcades to be built world-wide; they reached their height in the Galleria Vittoria Emanuelle in Milan (1865-1877), Guiseppe Mengoni), and, in America, the Cleveland Arcade of 1889-1890.

Arcades offer a variety of advantages over the usual arrangements of shops along streets. Like the malls of today, they protect shoppers from the elements and separate shopping from the rush and noise of the street. Furthermore, they add value to the interior space of an urban block. Properly located arcades can provide a convenient shortcut between two points as well. Brown's Arcade served this function as well, termed a "cut-through" arcade.

The arcade was - and still is - an unusual structure for Baltimore both in its purpose and size. Despite their attributes, few shopping arcades were constructed in the United States, and in Maryland; there are no known arcades outside of Baltimore City. In the city only two, perhaps three, arcades were built. (The city market houses were a form of arcade, but as publicly owned markets containing foodstuffs, they were completely different in purpose from retail arcades, which were owned and built by a private developer who rented space for shops, restaurants, and the like.) A much more common type of retail development was either construction of a new store, or the conversion of an existing individual residence to commercial use. In very few cases were more than one or two existing buildings combined for commercial use.

SEE CONTINUATION SHEET #6

HISTORY AND SUPPORT (Continued)

The first arcade building may have been an obscure structure called the Bazaar, located near Fayette Street and the Jones Falls River in the 1830s and 1840s. Brown's Arcade was the first major retail arcade constructed in the city; afterwards, the Maryland Casualty Company expanded its office on Baltimore Street in 1912 and created an arcade of five shops and a restaurant along a straight passage from Baltimore Street to Fayette Street. In 1957 the arcade was converted to office space. A third, very small arcade was created at 221 West Saratoga Street in the early 20th century.

Brauns unifed the four rowhouses by placing a single entablature across the eaves of all the buildings as well as evenly spaced, coupled oriel windows which replaced the original fenestration. Three large frontispiece doors accented the entries. Besides being such an unusual building type, his design is significant among Baltimore buildings in the quality and quantity of its pressed metalwork. The details of the Colonial Revival main facade and shopfronts in the courtyard are all built of pressed metal. In addition, richly detailed pressed metal covers almost all of the ceilings and the undersides of the stair runs. Simply, the arcade exhibits the height of this decorative material.

For a number of years the building served its designated purpose, a member of Baltimore's "Fifth Avenue" as some termed the street. One of the earliest occupants was the Guth Chocolate Company, which sold chocolates, bon-bons, and fancy candies in Baltimore and four major cities. Charles Street developed a prestigious reputation that for the socially conscious: not to walk on Charles Street at least once a day was a sin of omission rarely committed.

This era of elegance declined as the Mount Vernon Place residents moved northward into the new residential developments of the Roland Park Company. The retail merchants followed their clientele. After World War II the central city began its decline that accelerated in the 1960s. This trend has only recently been reversed. In 1940, the Calvert Hall building at 16 West Saratoga Street was demolished for parking and the arcade was closed. The North Charles Street stores were insensitively modernized and lost their charm; much of their rear shop and office space remained vacant.

United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places Inventory—Nomination Form

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received
date entered

MAJOR BIBLIOGRAPHICAL REFERENCES

The Brown's Arcade Building

1) "The Arcade Makes a Comeback", Architectural Forum, Vol. 102 (Jan. 1955), pp. 95-97.

2) Baltimore City Land Records, Baltimore City Superior Court, Baltimore, Maryland.

3) "Brown's Arcade", Commission for Historical and Architectural Preservation Urban Development Actions Grant Files, Baltimore, Maryland.

4) Pencek, Bill, Acting Administrator, Technical Preservation Services, Maryland Historical Trust, Annapolis, Maryland, January 1982, (Interview).

5) Pevsner, Nikolaus, review of Passegen, Burlington Magazine, vol. 112 (July 1970), pp. 476-60.

6) Poppleton, Thomas H., Plan of the City of Baltimore, Baltimore, 1822, 1852.

7) Sanborn Map Company, Insurance Maps of Baltimore, Maryland, vol. II, New York, Sanborn - Penes Map Company, 1901 corr.to 1911, 1914 corr.to 1932

8) Scharf, Col. J. Thomas, The Chronicles of Baltimore, Being A Complete History of "Baltimore Town" and Baltimore City from the Earliest Period to the Present Day, Baltimore, Turnbull Brothers ,1874.

9) Schofield, Mary-Peale, "The Cleveland Arcade", Society of Architectural Historians Journal, vol. 25 (December 1966),pp. 281-291.

10) Shepherd, Henry Elliott, ed., History of Baltimore Maryland from its Founding as a Town to the Current Year, 1729-1898, S.B. Nelson, 1898.

11) Spencer, Richard Henry, LL.B., ed., Genealogical and Memorial Encyclopedia of the State of Maryland, vol. I, New York, The American Historical Society, Inc., 1919.

12) "Streets - Baltimore - Charles Street", Enoch Pratt Free Library, Maryland Department Vertical File, Baltimore, Maryland.

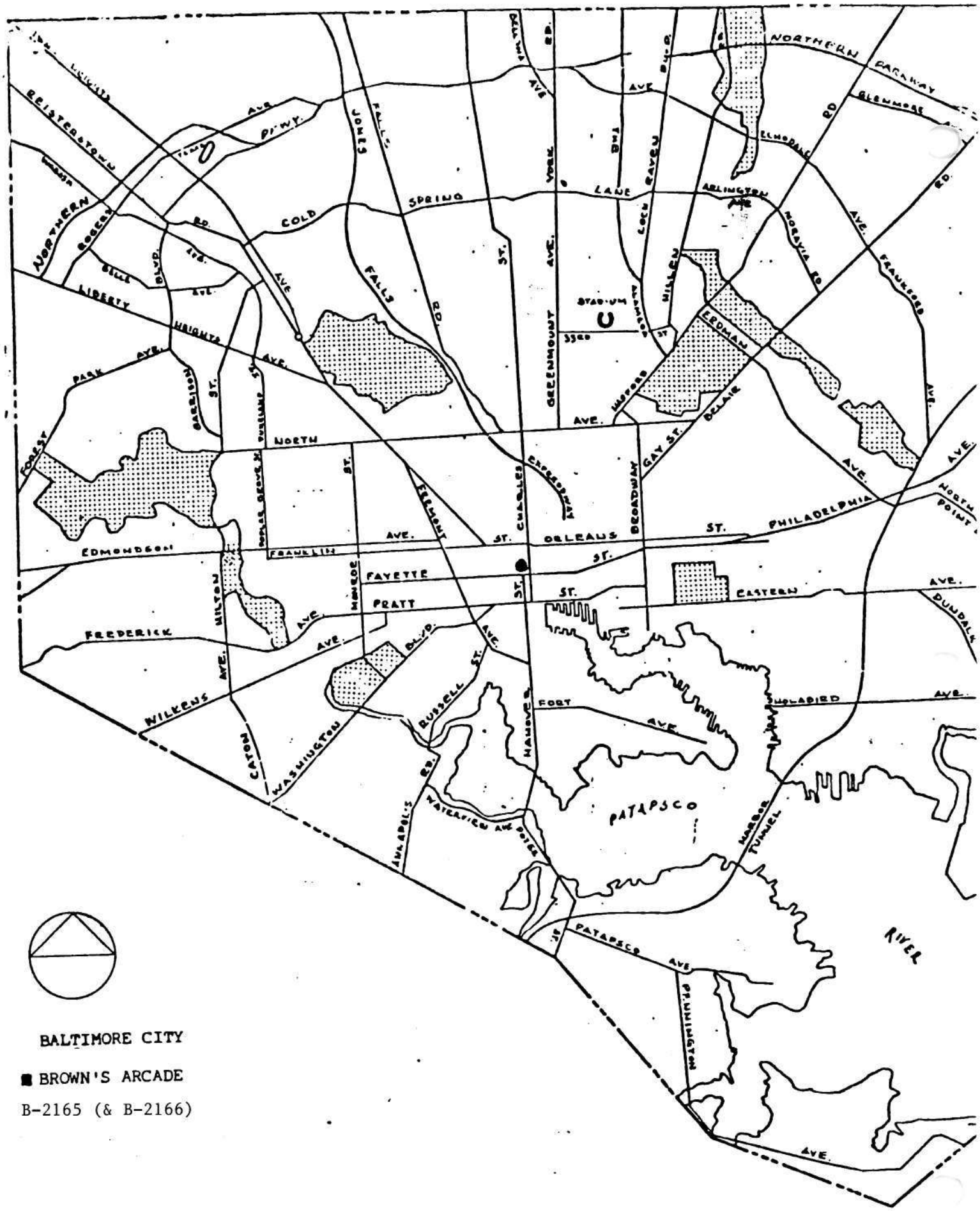
VERBAL BOUNDARY DESCRIPTION

Beginning for the first thereof on the line of the west side of Charles Street, north of Saratoga Street, at the distance of 81 feet southerly from the intersection of the west side of Charles Street and the south side of Pleasant Street, formerly Pleasant Alley, at the southeast corner of a brick house late of Charles L. Boehme and formerly in the ownership of Frank Brown; thence running southerly binding on the west side of Charles Street 23 feet 4 inches to a lot of ground granted to James W. Collins; thence west at right angles to Charles Street and binding on Collins's lot 75 feet 9 inches; thence north parallel with Charles Street until it intersects a line drawn from the place of beginning at right angles with Charles Street; and thence with that line to the place of beginning; known as No. 322 N. Charles Street.

And beginning for the second thereof on the west side of Charles at the distance of 81 feet south from the corner formed by the intersection of the south side of Pleasant Street, formerly Pleasant Alley, and the west side of Charles Street; and running thence northerly binding on Charles Street 26 feet 6 inches to the parcel of ground which on the third day of June, 1823, was assigned by Charles L. Boehme to Ann Patterson; thence westerly binding on that ground and parallel with Pleasant Street 90 feet; thence north 70.5 degrees west binding on that ground to Sharp Street, formerly Forrest Lane; thence southwesterly binding on Sharp Street 18 feet 6 inches or thereabout to a piece of ground 12 feet wide laid off at the northeast end of the Old Catholic Church; thence southeasterly parallel with the end of the said church and at the distance of 12 feet therefrom 55 feet, more or less, until it intersects a line drawn from the place of beginning parallel with Pleasant Street; and thence easterly reversing the line so drawn and bounding thereon to a place of beginning; known as No. 324 N. Charles Street.

And beginning for the third thereof on the line of the west side of Charles Street at the distance of 54 feet 6 inches southerly from the corner formed by the intersection of the south side of Pleasant Street, formerly Pleasant Alley, and the west side of Charles Street; and running thence northerly binding on Charles Street 26 feet 6 inches; thence westerly parallel with Pleasant Street 90 feet; and thence north 70.5 degrees west to Sharp Street, formerly Forrest Lane; thence southwesterly parallel with the northeast end of St. Peter's Catholic Church until it intersects a line drawn from the place of beginning westerly parallel with Pleasant Street; and thence easterly by a straight line to the place of beginning; known as N. 326 N. Charles Street.

And beginning for the fourth thereof at the corner formed by the intersection of the west side of North Charles Street and the south side of Pleasant Street, formerly called Pleasant Alley; and running thence southerly binding on Charles Street 28 feet; thence westerly parallel to Pleasant Street 90 feet; thence north 70.5 degrees west to Sharp Street, formerly called Forrest Lane; thence northesterly binding on Sharp Street to Pleasant Street; and thence easterly binding on the south side thereof to the place of beginning; known as No. 328 N. Charles Street.



BALTIMORE CITY

■ BROWN'S ARCADE

B-2165 (& B-2166)

B-2165

SEE CONTINUATION SHEET #7

10. Geographical Data

Acreage of nominated property .452 acre

Quadrangle name Baltimore East Quadrangle scale 1:24,000

UMT References

	Zone	Easting	Northing
A	18	360680	435036
B			
C			
D			
E			
F			
G			
H			

Verbal boundary description and justification For verbal boundary description see Continuation Sheet #8. BOUNDARY JUSTIFICATION: The nominated property includes only the four city lots upon which the resource stands.

List all states and counties for properties overlapping state or county boundaries

state N/A	code	county	code
state	code	county	code

11. Form Prepared By

name/title	Barbara A. Hoff, Director of Development
organization	Dalsemer, Catzen and Associates, Inc date July 31, 1982
street & number	121 Water Street at Calvert telephone (301) 837-3691
city or town	Baltimore state Maryland 21202

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

___ national ___ state X local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature

title STATE HISTORIC PRESERVATION OFFICER date 12-8-82

For HCRS use only

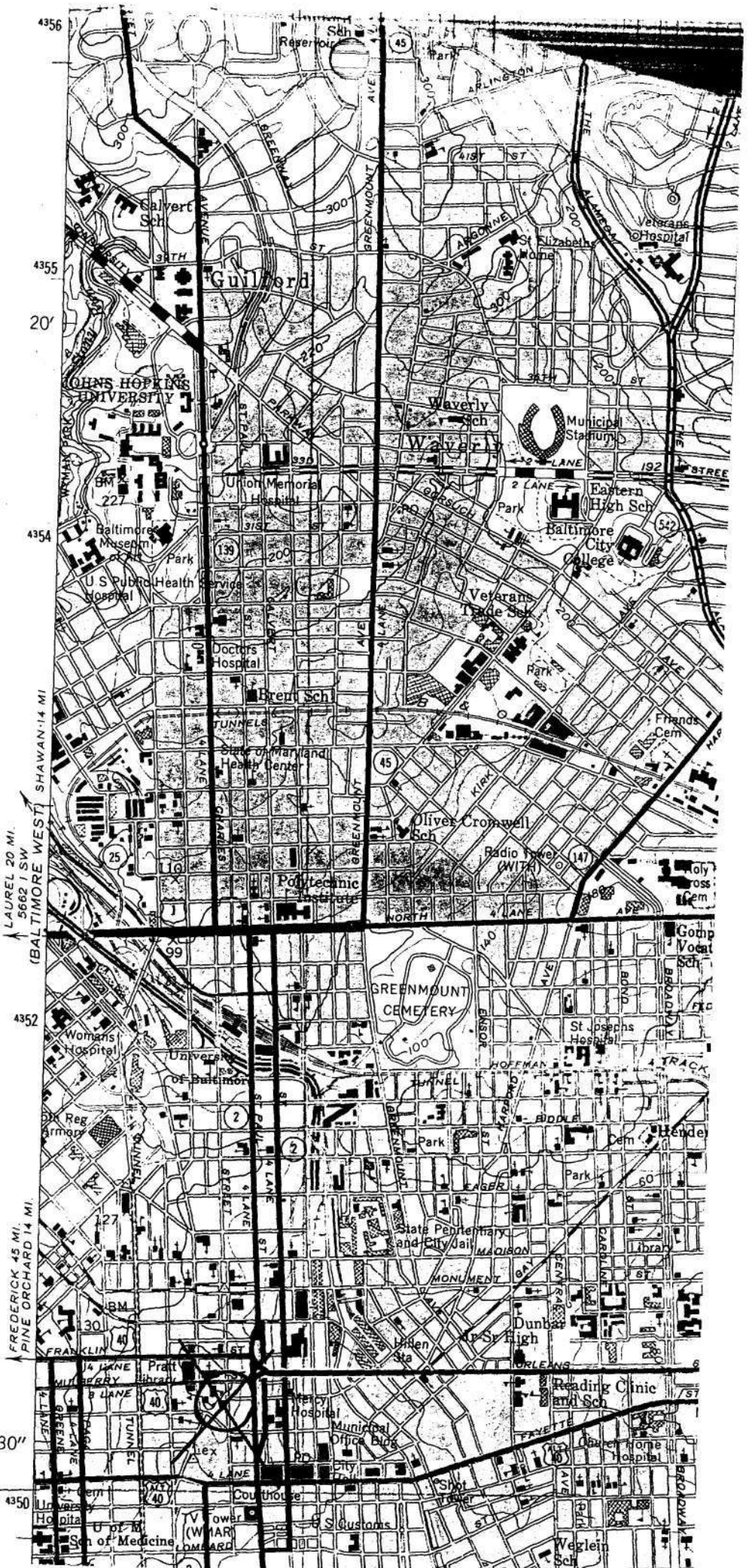
I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest: date

Chief of Registration



FROWN'S ARCADE

BALTIMORE CITY, MD.

18-360680-4350360

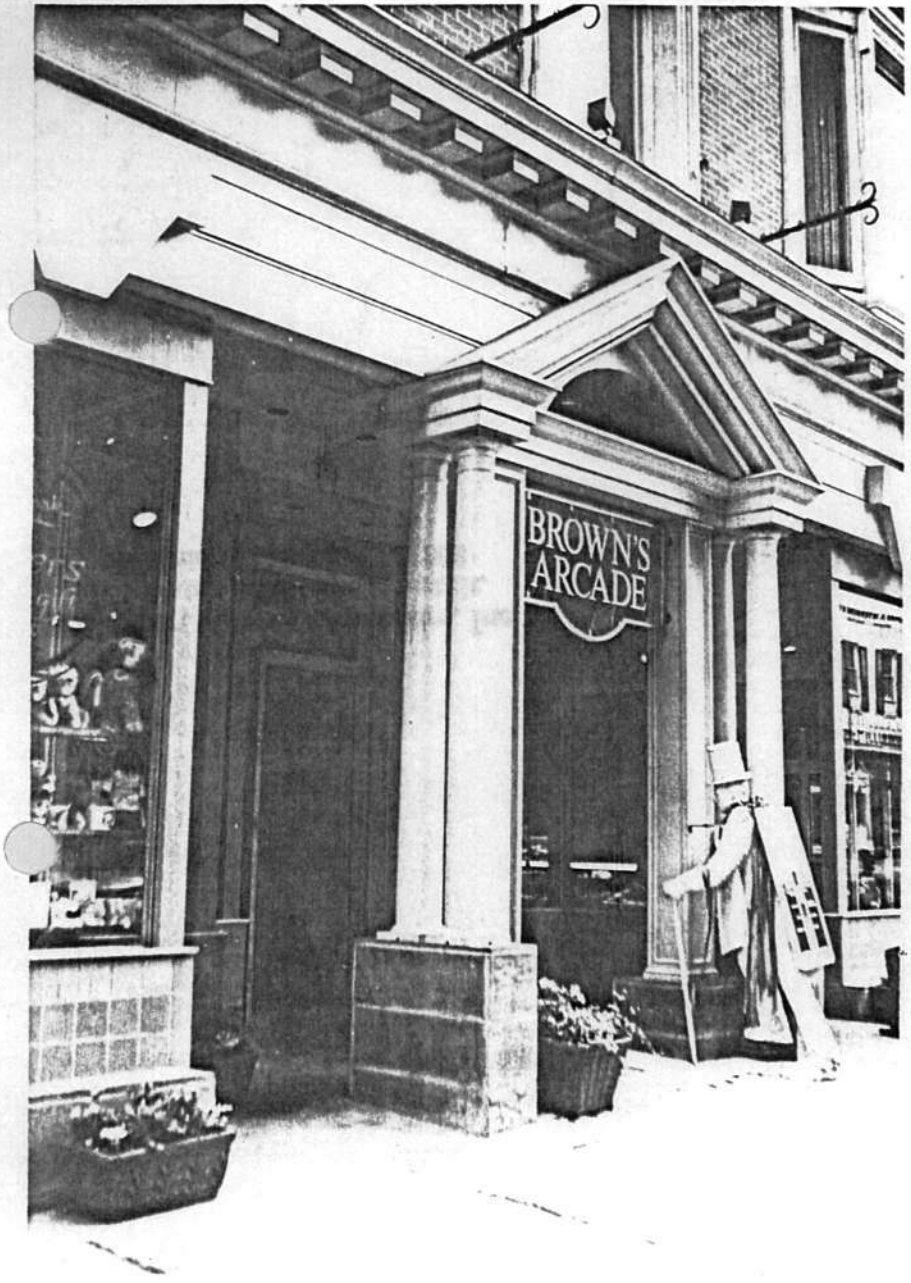
B-2165

BROWN'S ARCADE

B-2165

Dalsemer, Catzen & Associates, Inc.
121 Water Street at Calvert St.
Baltimore, Maryland 21202
East Elevation
#1 OF 39

B-2165



BROWN'S ARCADE
322-328 N. CHARLES ST.
BALTIMORE
APRIL 1982
T. BISHOP

Dalsemer, Catzen & Associates, Inc.
121 Water Street at Calvert St.
Baltimore, Maryland 21202

#3 OF 39

ENTRANCE [illegible] ELEVATION

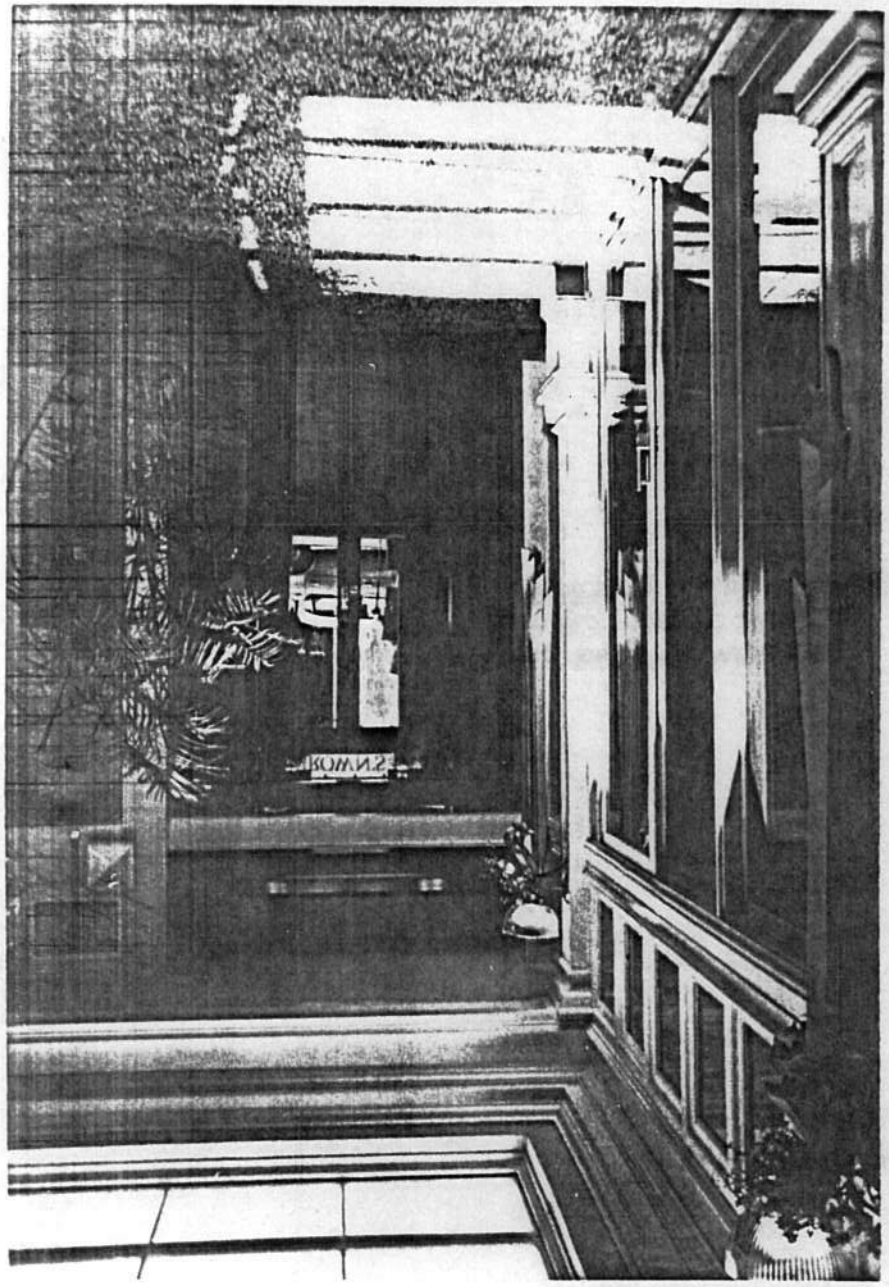
BROWN'S ARCADE
322-328 N. CHARLES ST.
BALTIMORE
APRIL 1982
T. BISHOP

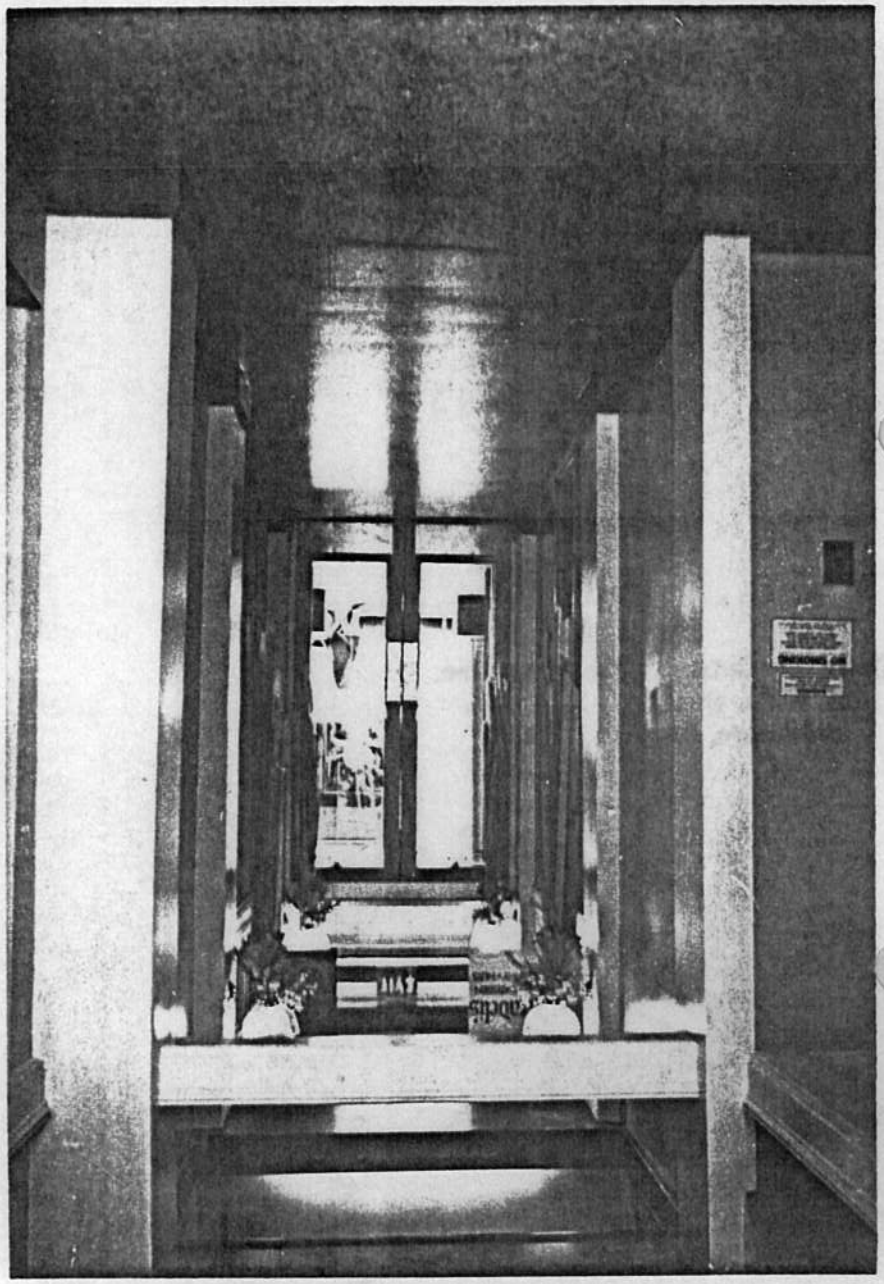
Dalsemer, Catzen & Associates, Inc.
121 Water Street at Calvert St.
Baltimore, Maryland 21202

#2 OF 39

[illegible] OF [illegible] ELEVATION

B-2165





B-2165

BROWN'S ARCADE
322-328 NORTH CHARLES ST.
BALTIMORE, MD.
MAY 1982
T. BISHOP

Dalsemer, Catzen & Associates, Inc.
121 Water Street at Calvert St.
Baltimore, Maryland 21202

#5 OF 39

ARCADE HALL, CAMERA FACING

BROWN'S ARCADE
322-328 NORTH CHARLES
BALTIMORE, MD.
MAY 1982
T. BISHOP

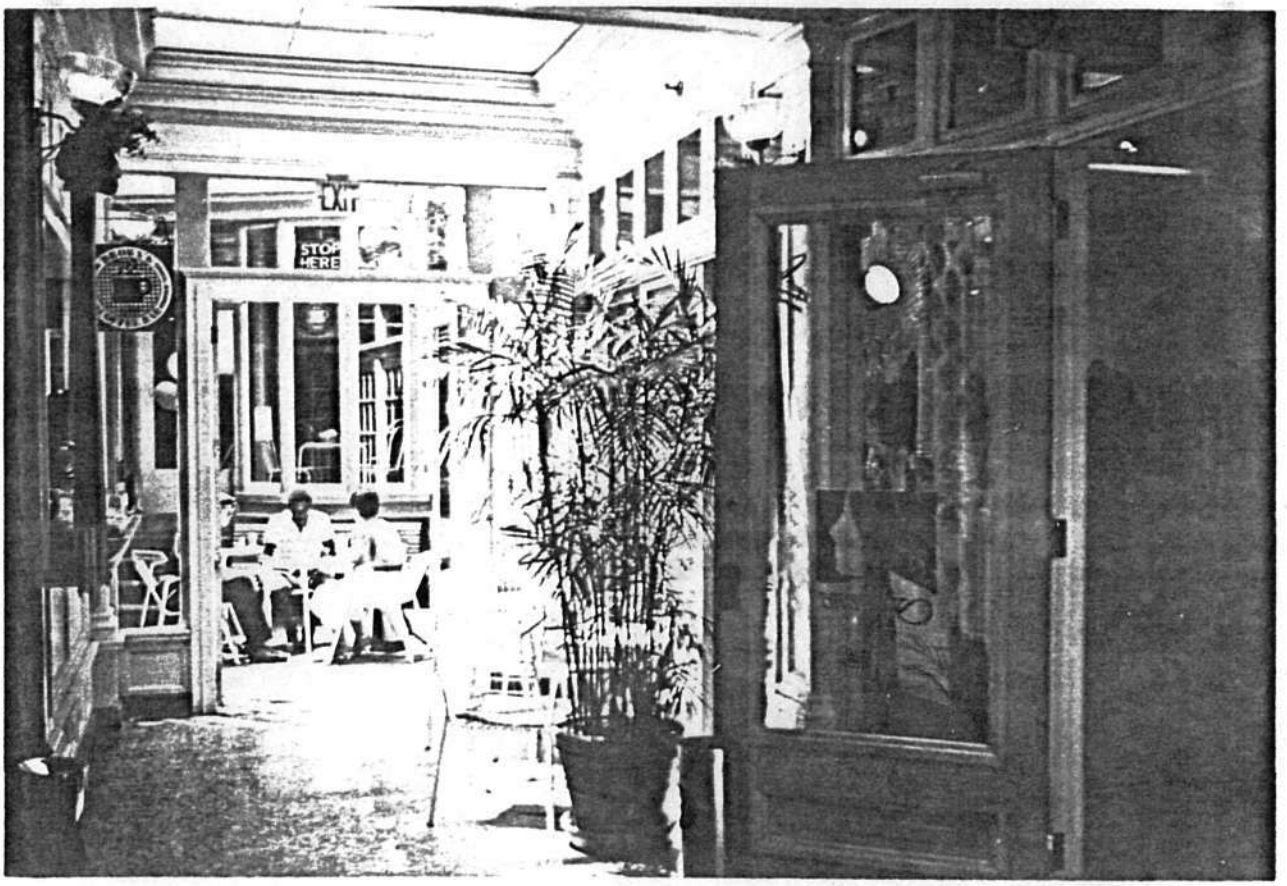
Dalsemer, Catzen & Associates, Inc.
121 Water Street at Calvert St.
Baltimore, Maryland 21202

#4 OF 39

ARCADE HALL CAMERA FACING

B-2165

B-2165



B-2165

BROWN'S ARCADE
322-328 NORTH CHARLES
BALTIMORE, MD.
MAY 1982
T. BISHOP

Dalsemer, Catzen & Associates, Inc.
121 Water Street at Calvert St.
Baltimore, Maryland 21202

#6 OF 39
ARCADE AREA LOOKING FACING EAST

BROWN'S ARCADE
322-328 N. CHARLES
BALTIMORE, MD.
MAY 1982
T. BISHOP

Dalsemer, Catzen & Associates, Inc.
121 Water Street at Calvert St.
Baltimore, Maryland 21202

#7 OF 39
ARCADE AREA, CAMERA FACING WEST

B-2165

BROWN'S ARCADE
322-328 N CHARLES
BALTIMORE, MD.
DECEMBER, 1981
B. HOFF

Dalsemer, Catzen & Associates, Inc.
121 Water Street at Calvert St.
Baltimore, Maryland 21202

#1 OF 39

ARCADE HOW DOME

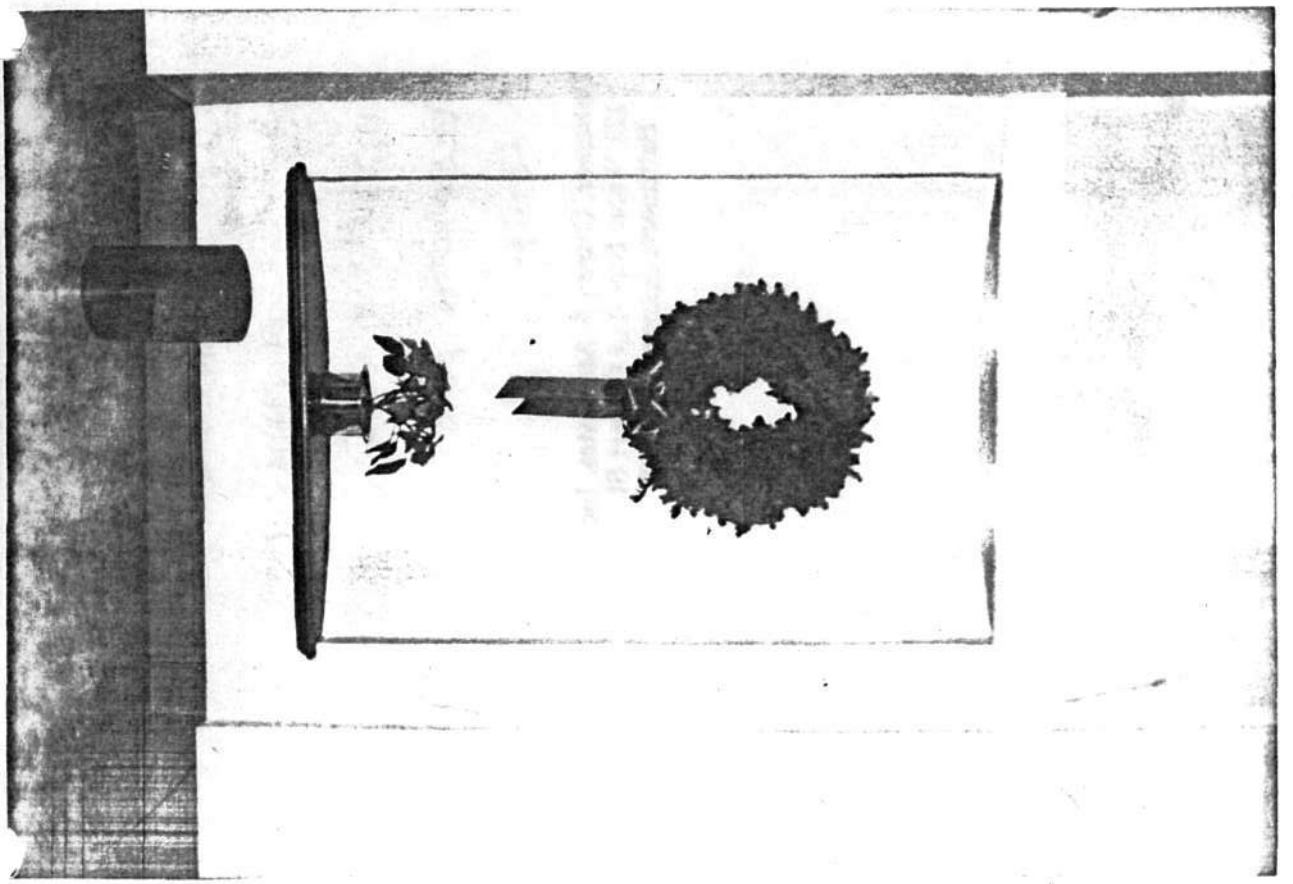
B-2165

BROWN'S ARCADE
322-328 NORTH CHARLES ST.
BALTIMORE, MD.
MAY 1982
T. BISHOP

Dalsemer, Catzen & Associates, Inc.
121 Water Street at Calvert St.
Baltimore, Maryland 21202

#8 OF 39

B-2165



BROWN'S ARCADE

322-328 N. CHARLES

BALTIMORE, MD.

DECEMBER, 1981

B. HOFF

Dalsemer, Catzen & Associates, Inc.
121 Water Street at Calvert St.
Baltimore, Maryland 21202

#16 OF 39

ARCADE HALL, NICHE IN ELEVATION

CITY

B-2165

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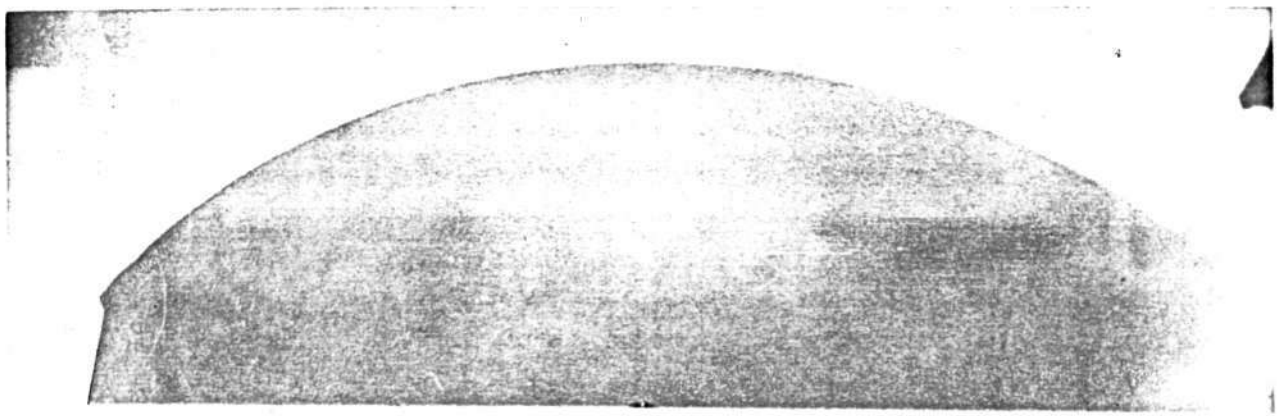
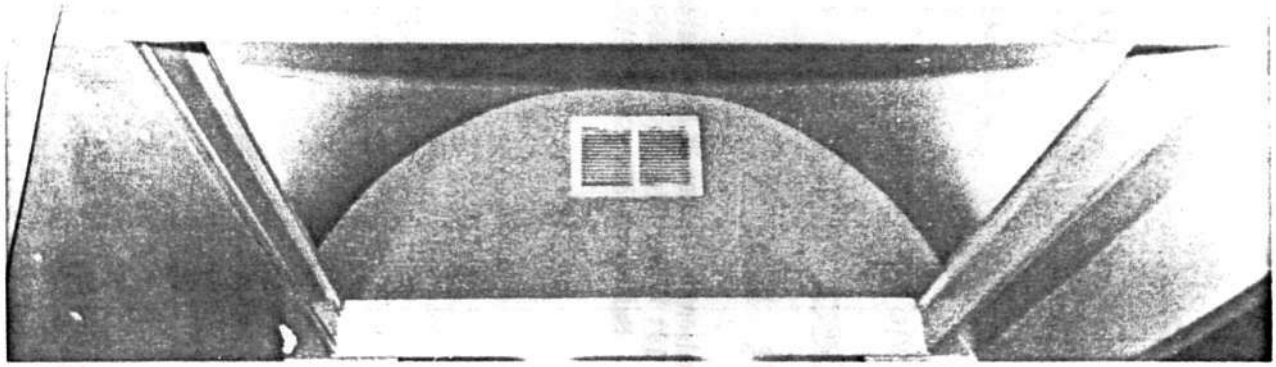




B-215

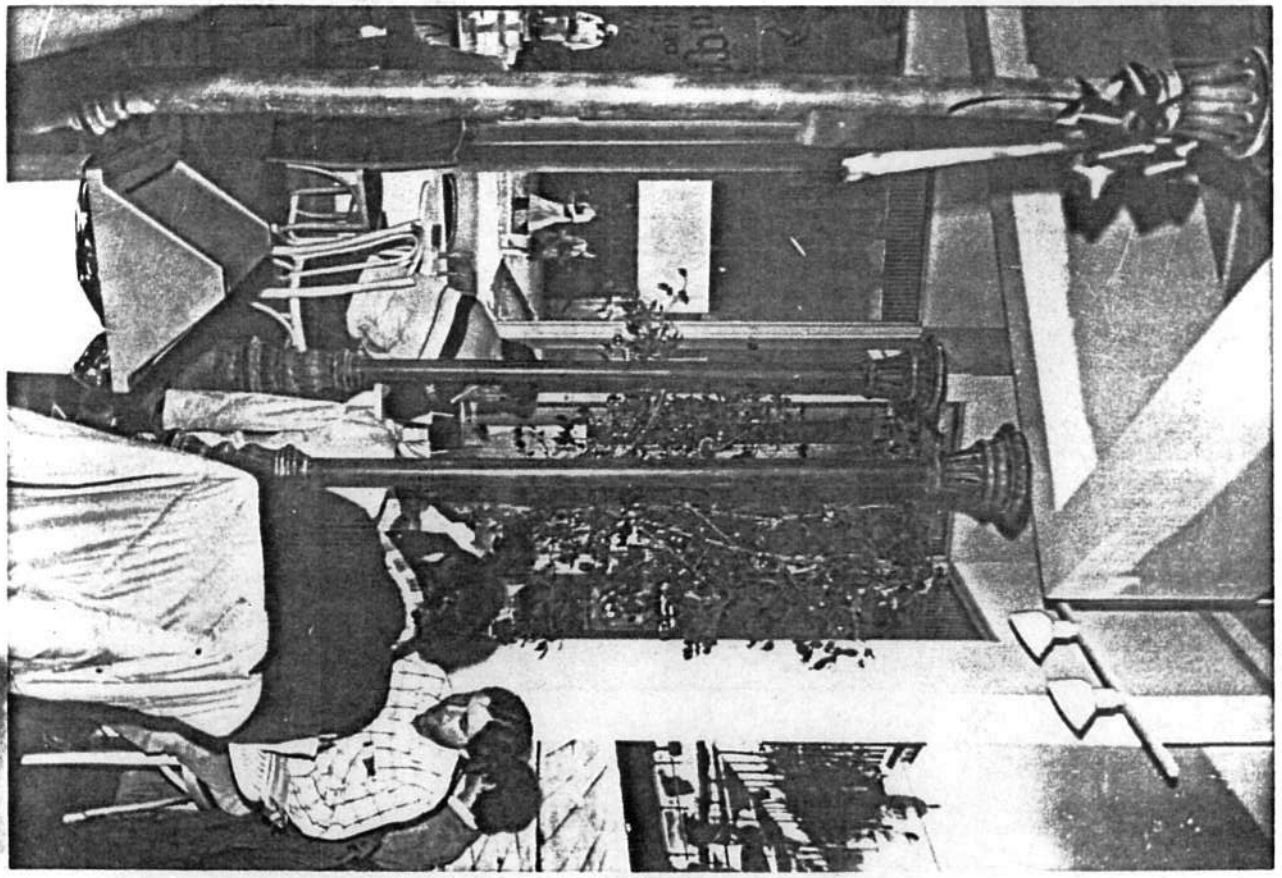
BROWN'S ARCADE
322-328 N. CHARLES
BALTIMORE, MD.
DEC. 1982
B. HOFF

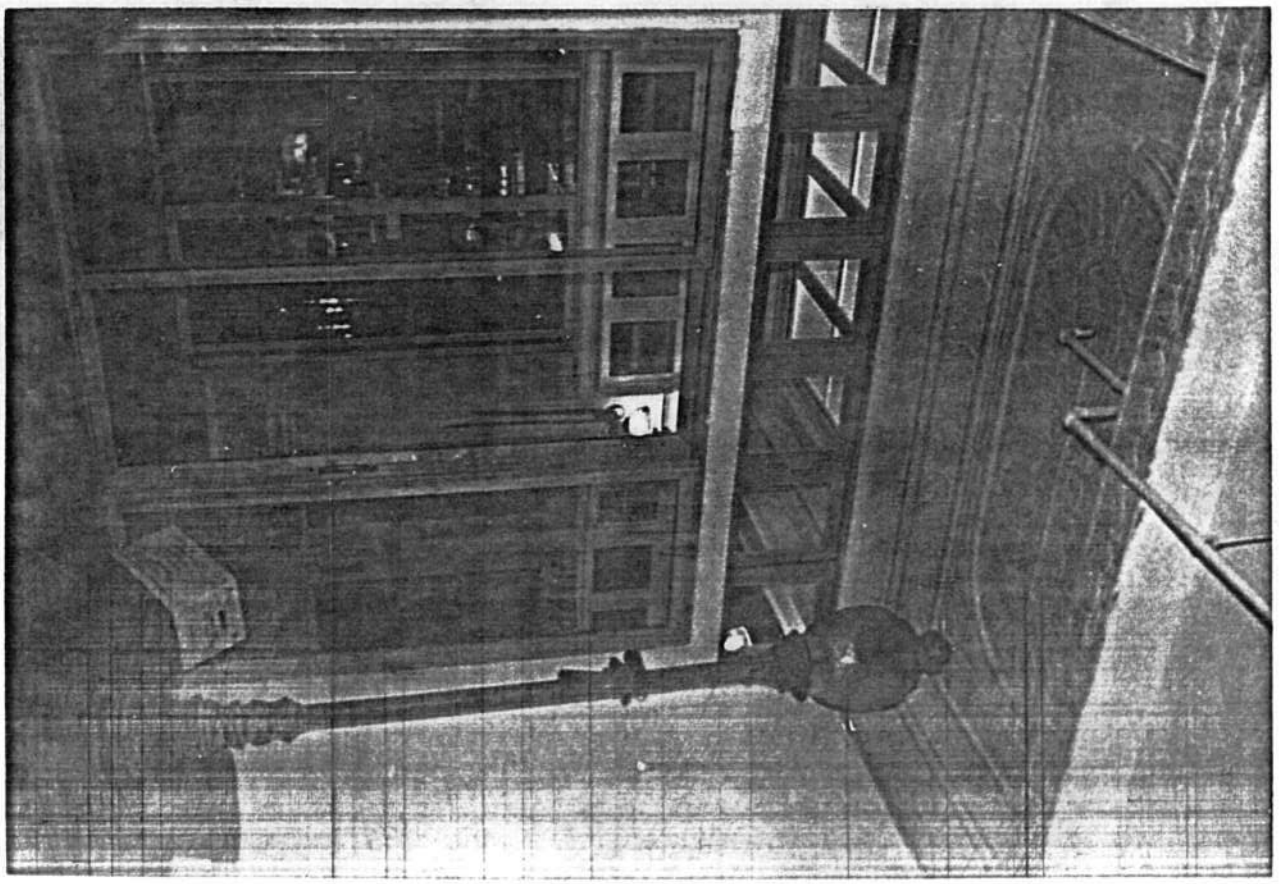
Dalsemer, Catzen & Associates, Inc.
121 Water Street at Calvert St.
Baltimore, Maryland 21202

#11 OF 39

ARCADE HALL, FARRELL VAULT
OPEN ELEVATOR SHAFT

B-2165





BROWN'S ARCADE
322-328 NORTH CHARLES
BALTIMORE, MD.
DECEMBER, 1981
B. HOFF

Dalsemer, Catzen & Associates, Inc.
121 Water Street at Calvert St.
Baltimore, Maryland 21202

#13 OF 39

TYPICAL SHOP INTERIOR, CAMERA FACING EAST

B-2165

BROWN'S ARCADE
322-328 N. CHARLES
BALTIMORE, MD.

DECEMBER, 1981

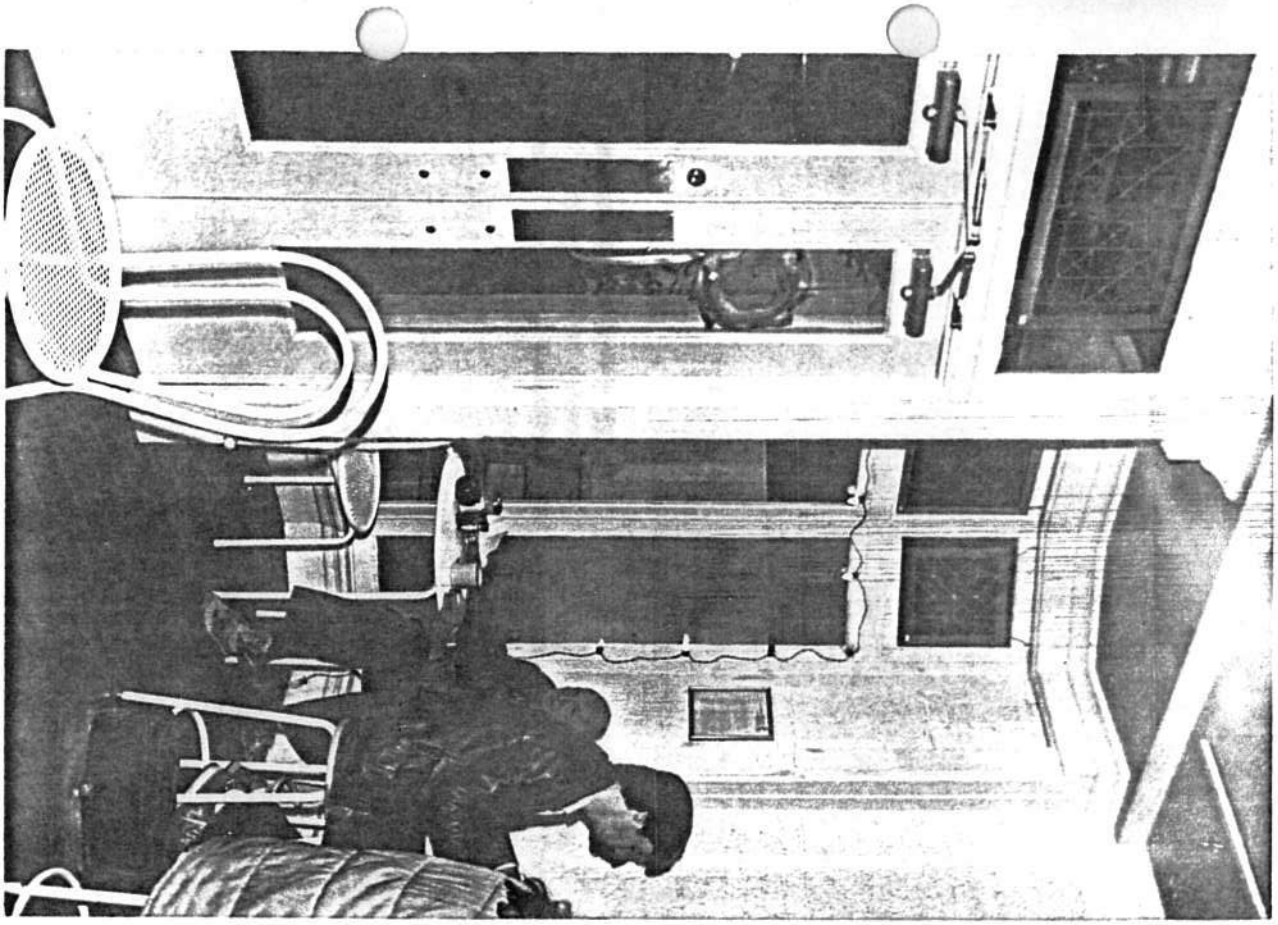
B. HOFF

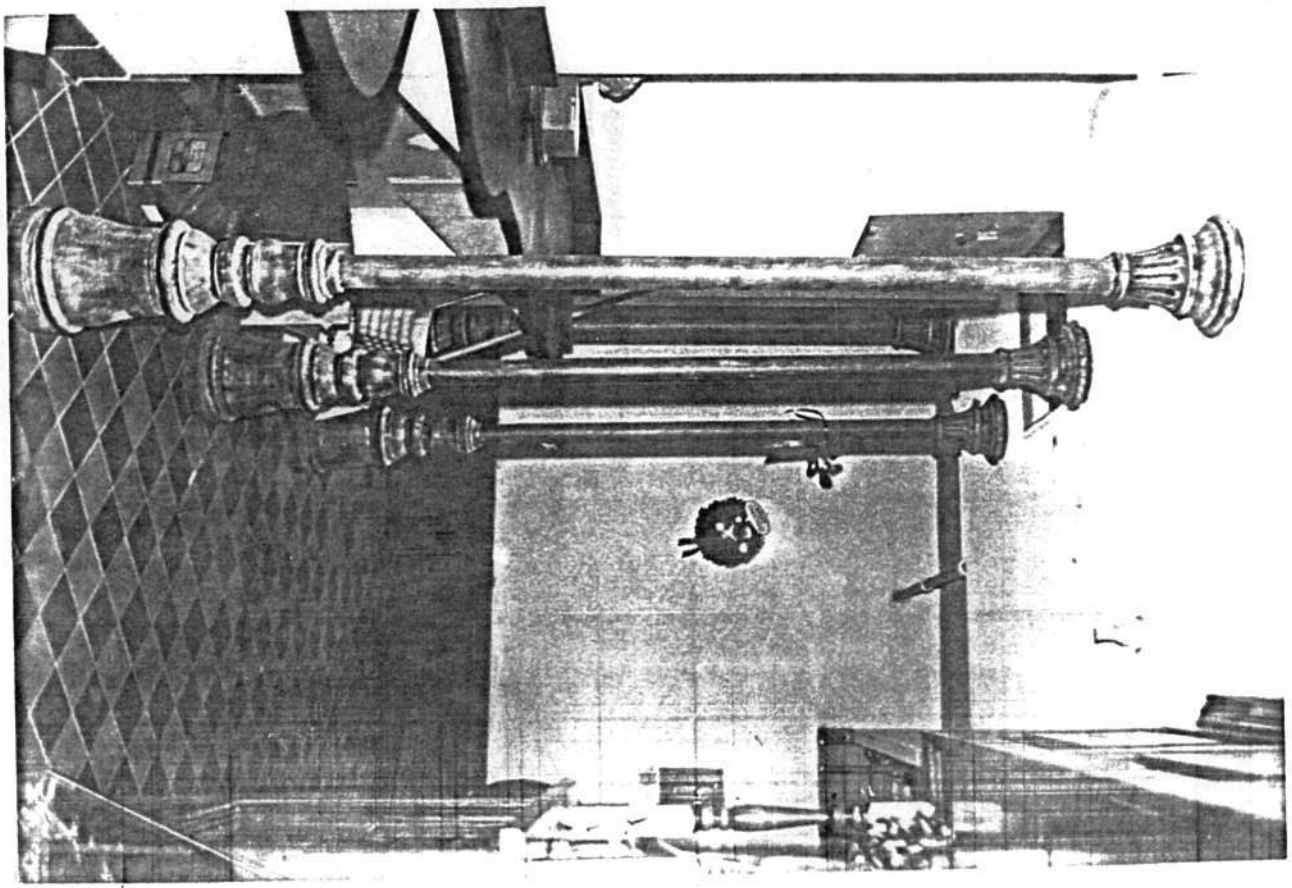
Dalsemer, Catzen & Associates, Inc.
121 Water Street at Calvert St.
Baltimore, Maryland 21202

#12 OF 39

TYPICAL SHOP INTERIOR, CAMERA FACING SOUTH

B-2165





BROWN'S ARCADE
322-328 NORTH CHARLES
BALTIMORE, MD.
DECEMBER, 1981
B. HOFF

Dalsemer, Catzen & Associates, Inc.
121 Water Street at Calvert St.
Baltimore, Maryland 21202

#15 OF 39

TYPICAL SHOP INTERIOR CAMERA FACING SOUTHWEST

B-2165

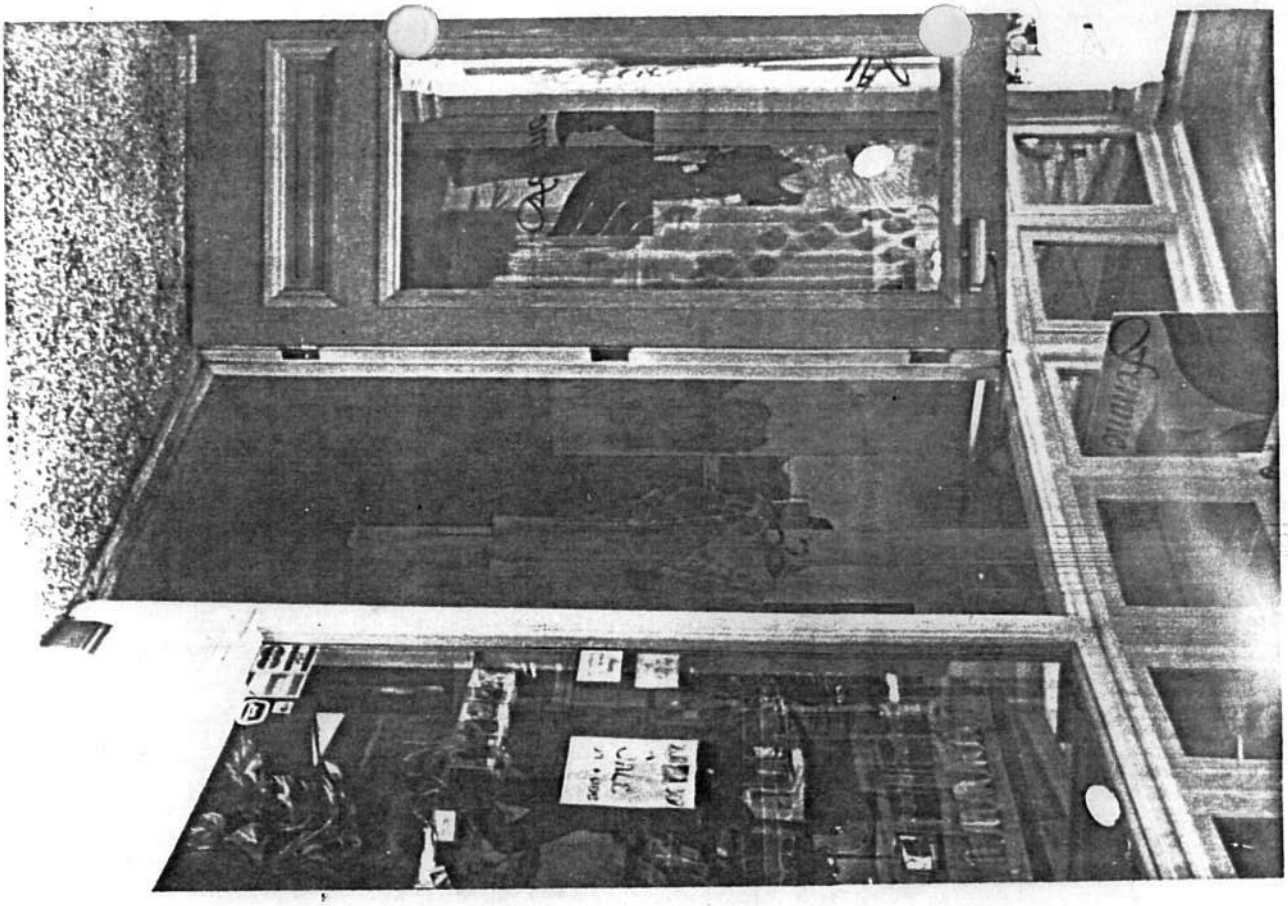
BROWN'S ARCADE
322-328 NORTH CHARLES
BALTIMORE, MD.
DECEMBER, 1981
B. HOFF

Dalsemer, Catzen & Associates, Inc.
121 Water Street at Calvert St.
Baltimore, Maryland 21202

#14 OF 39

TYPICAL SHOP INTERIOR, CAMERA FACING WEST

B-2165



B-2165

PENN'S ARCADE
322-324 NORTH CHARLES
BALTIMORE, MD.
DECEMBER, 1987
B. HOFF

Dalsemer, Catzen & Associates, Inc.
121 Water Street at Calvert St.
Baltimore, Maryland 21202

#16 OF 39

TYPICAL SHOP INTERIOR, CAMERA FACING NORTHEAST

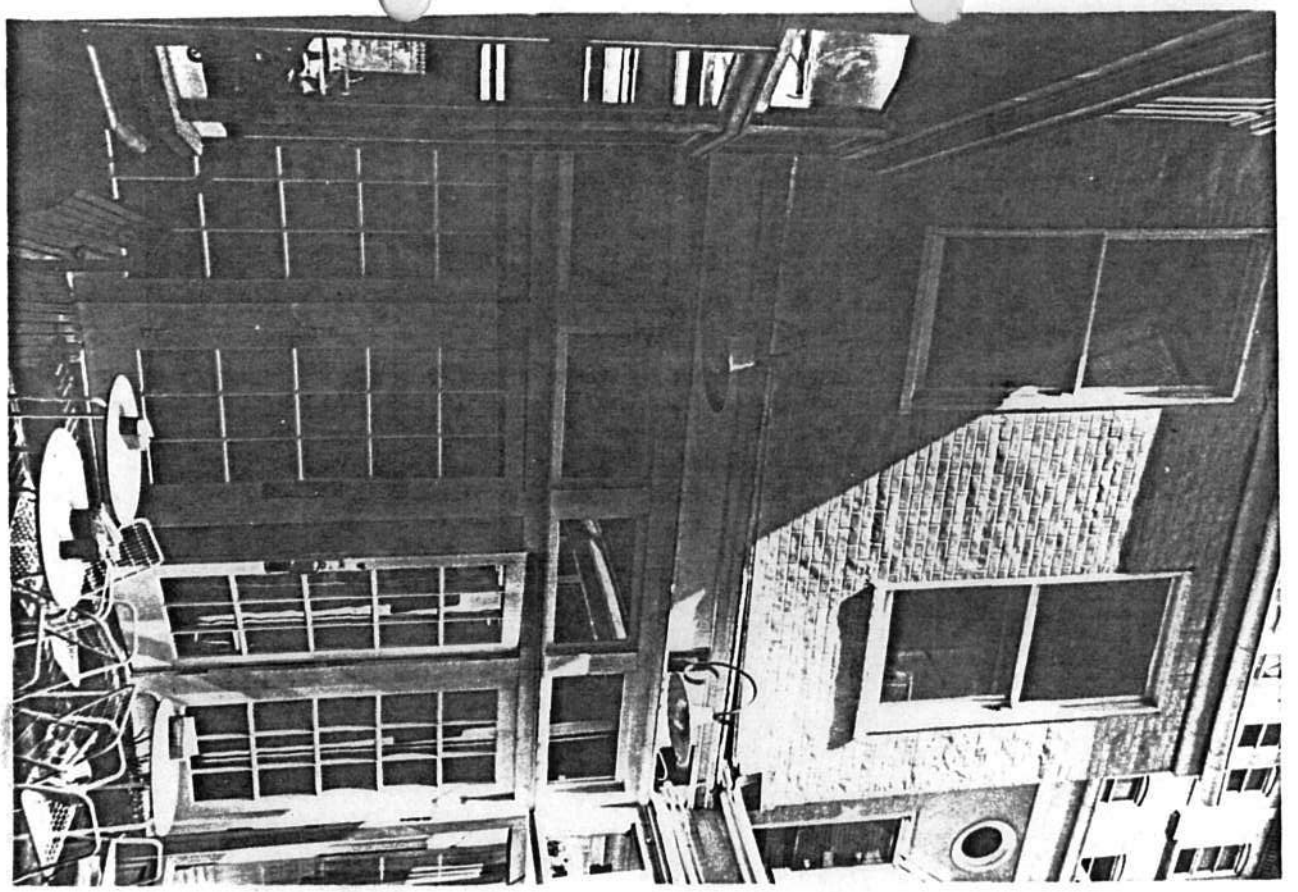
322-324 North Charles,
Baltimore, MD.
MAY 1987
T. Bishop

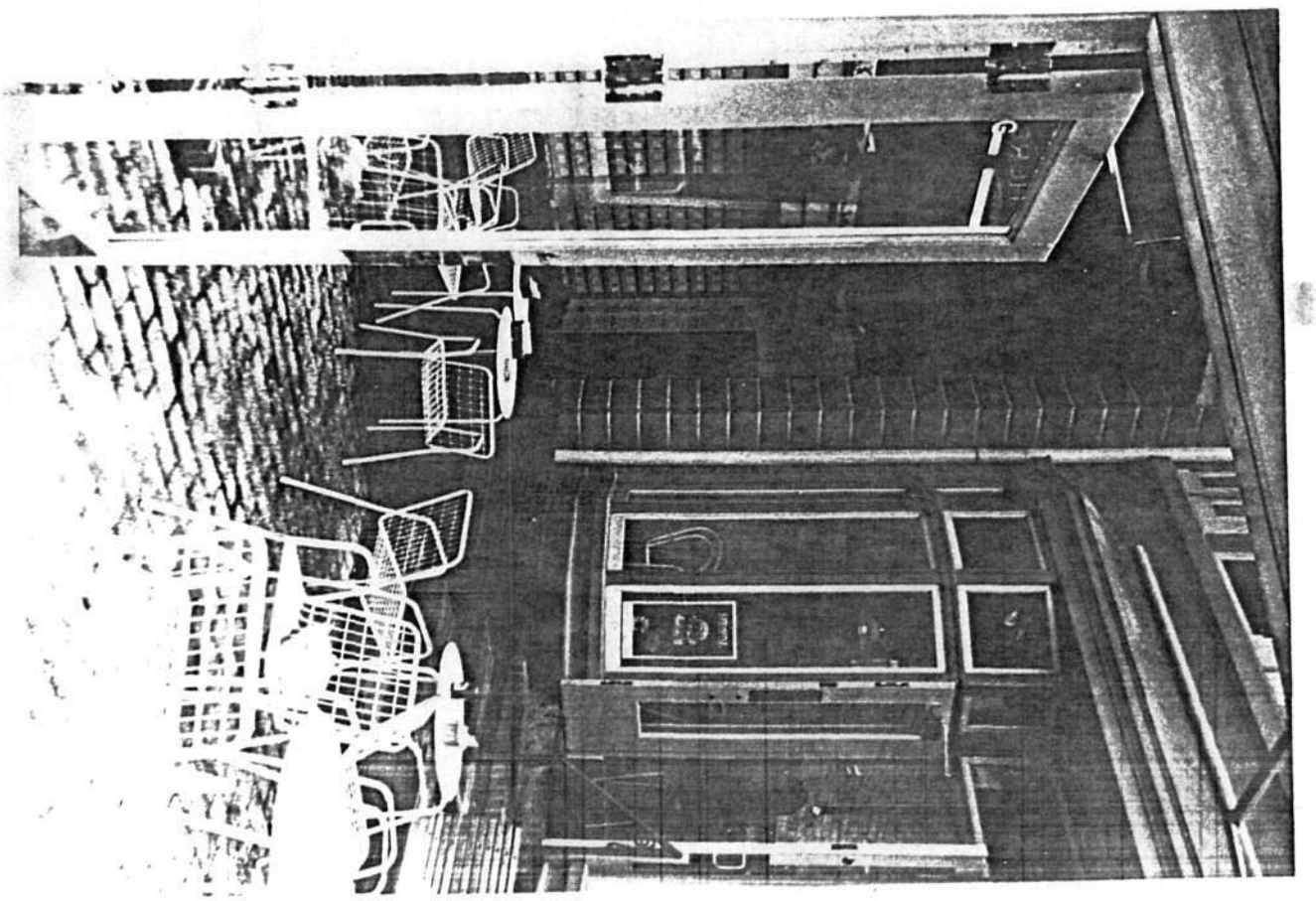
Dalsemer, Catzen & Associates, Inc.
121 Water Street at Calvert St.
Baltimore, Maryland 21202

#17 OF 39

ARCADE HALL, TYPICAL STORE, FACING SOUTHWEST

B-2165





Dalsemer, Catzen & Associates, Inc.
121 Water Street at Calvert St.
Baltimore, Maryland 21202

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Dalsemer, Catzen & Associates, Inc.
121 Water Street at Calvert St.
Baltimore, Maryland 21202

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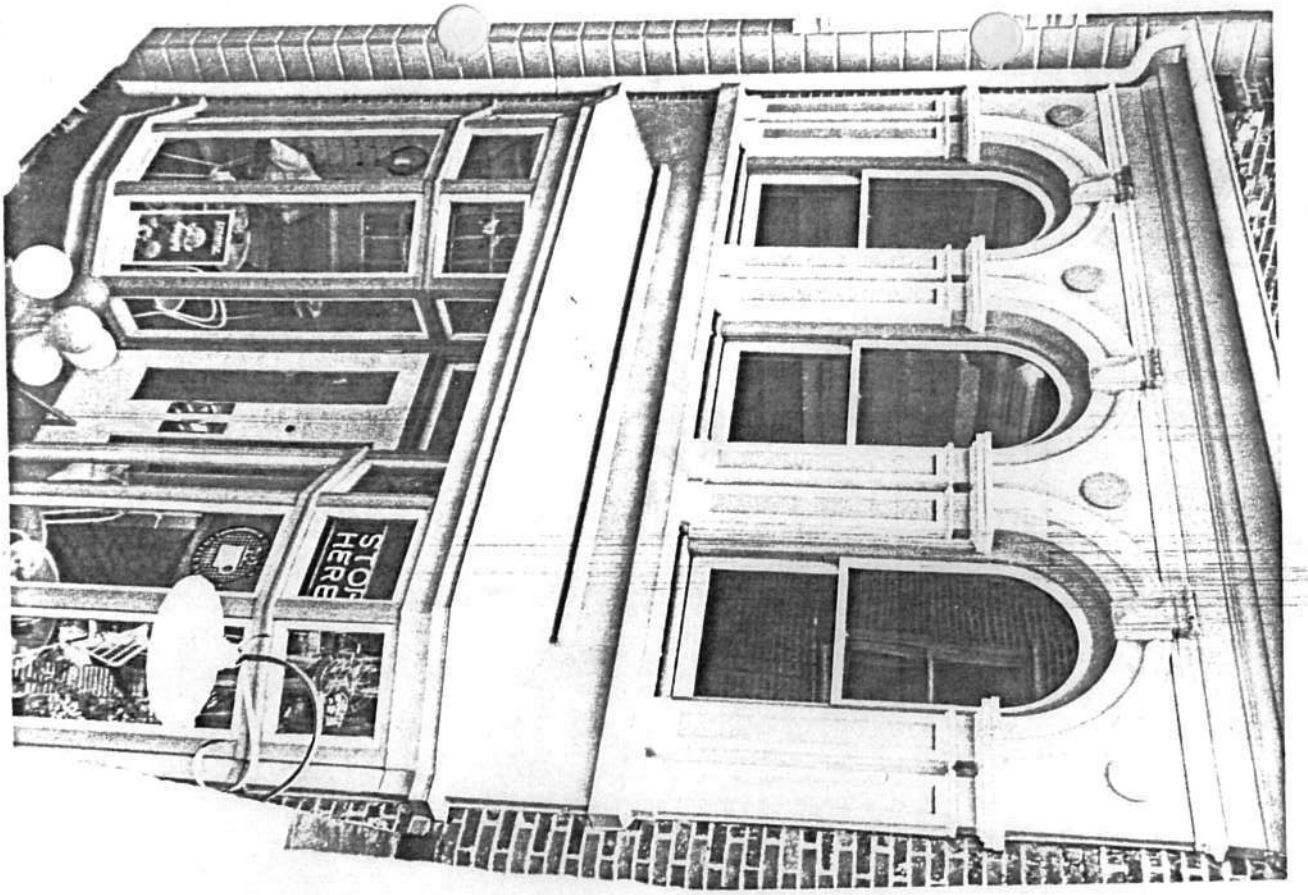
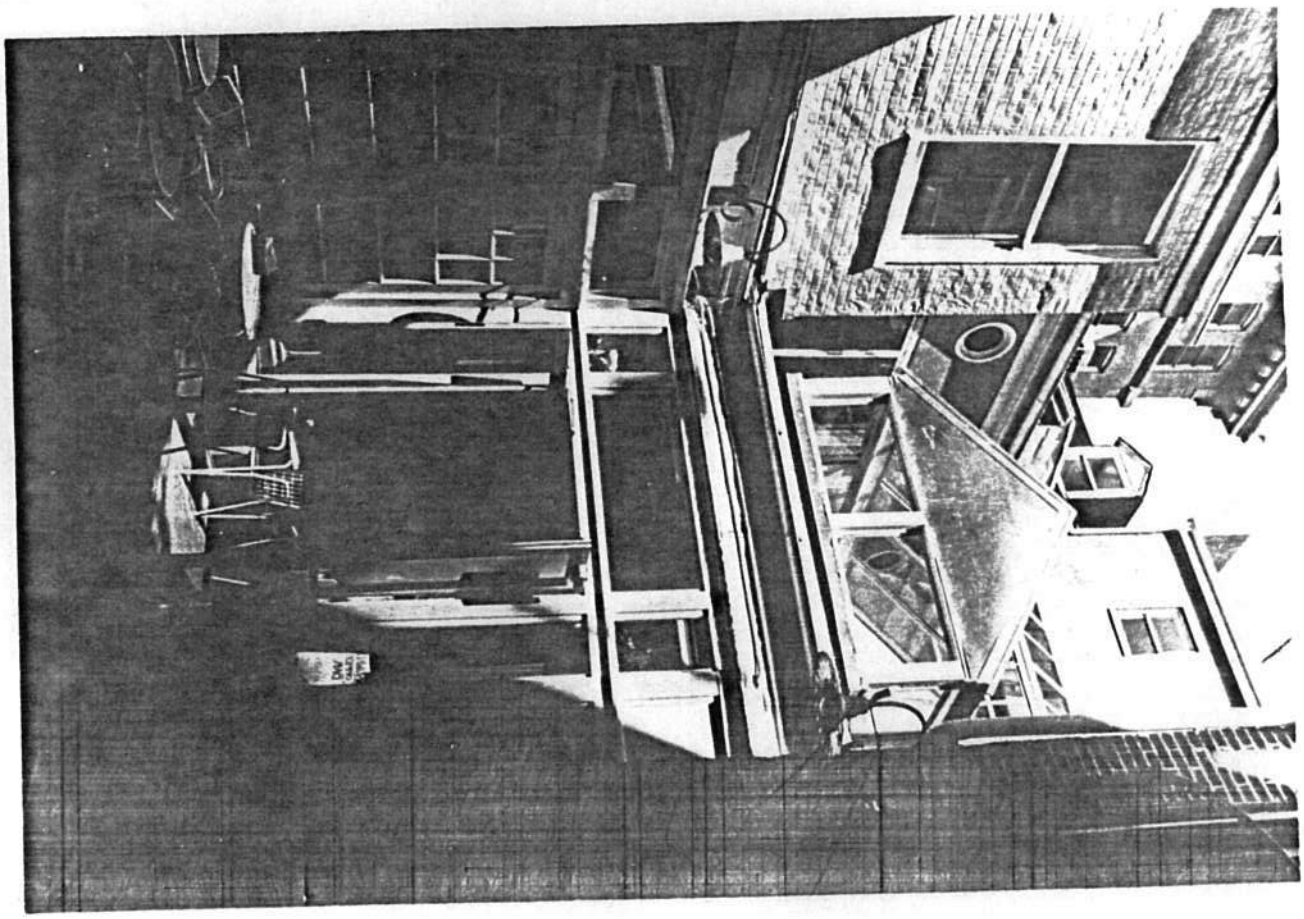
B-2165

B-2165





Dalsemer, Catzen & Associates, Inc.
121 Water Street at Calvert St.
Baltimore, Maryland 21202

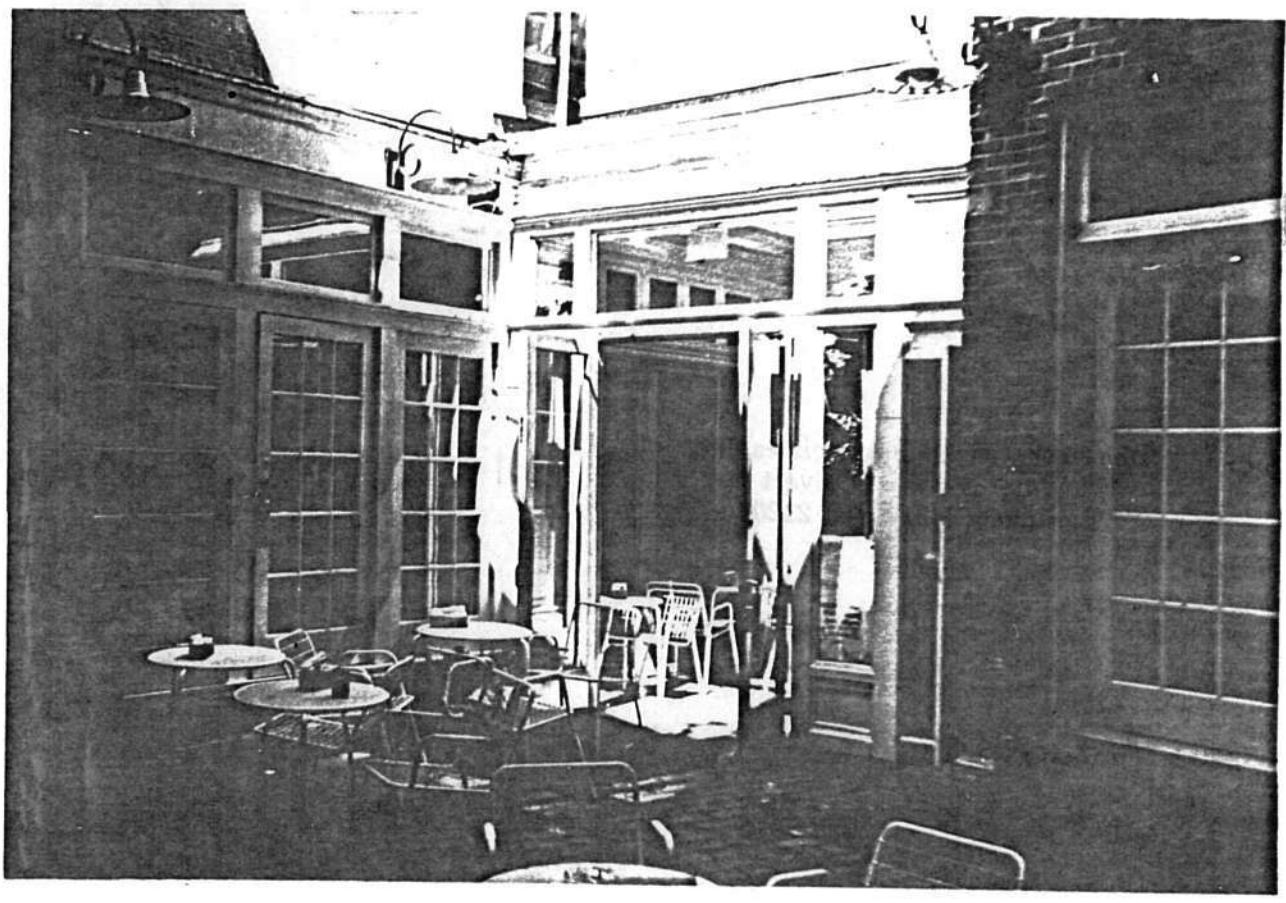
#21 OF 39

Dalsemer, Catzen & Associates, Inc.
121 Water Street at Calvert St.
Baltimore, Maryland 21202

#20 OF 39

B-2165

B-2165



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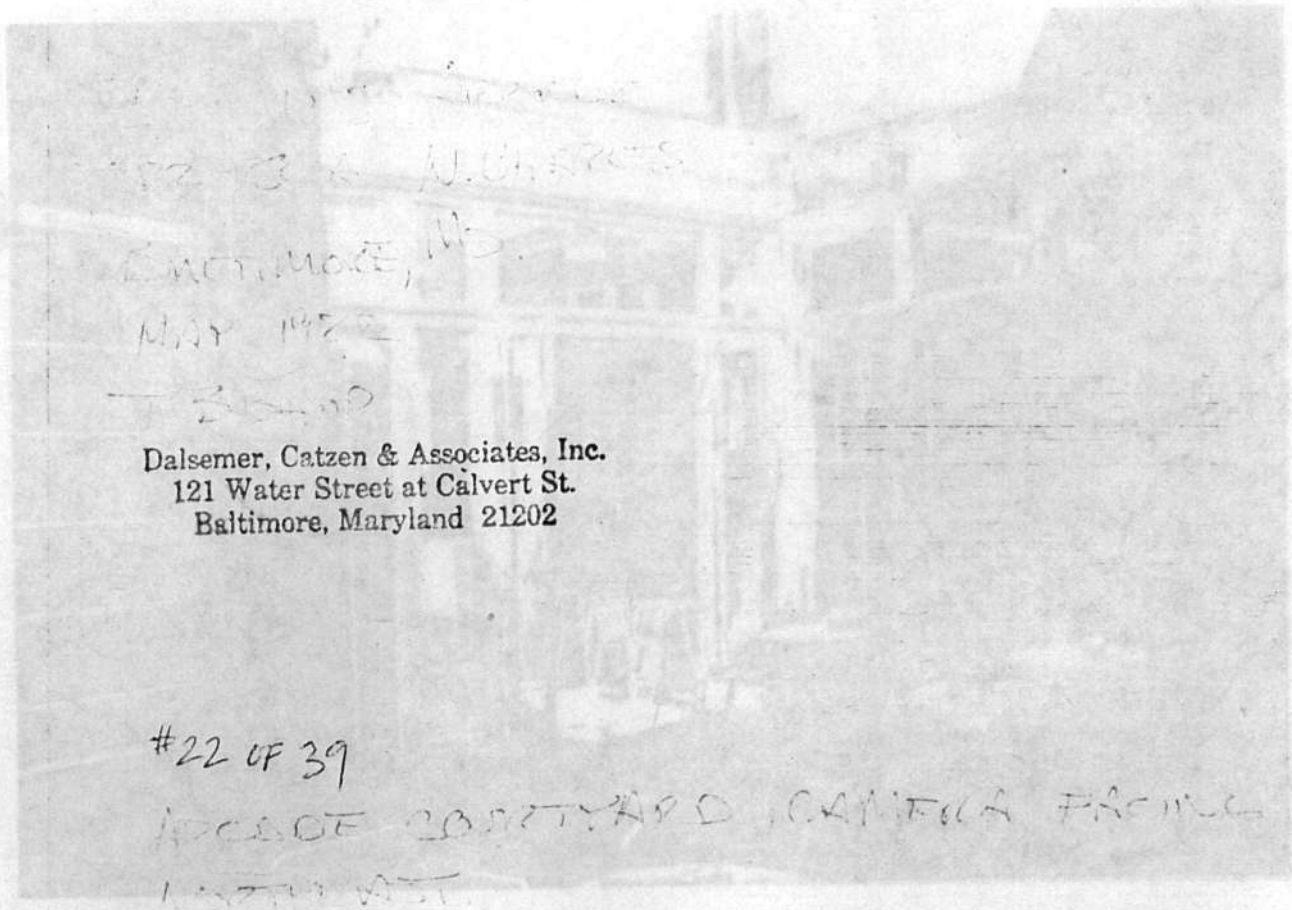
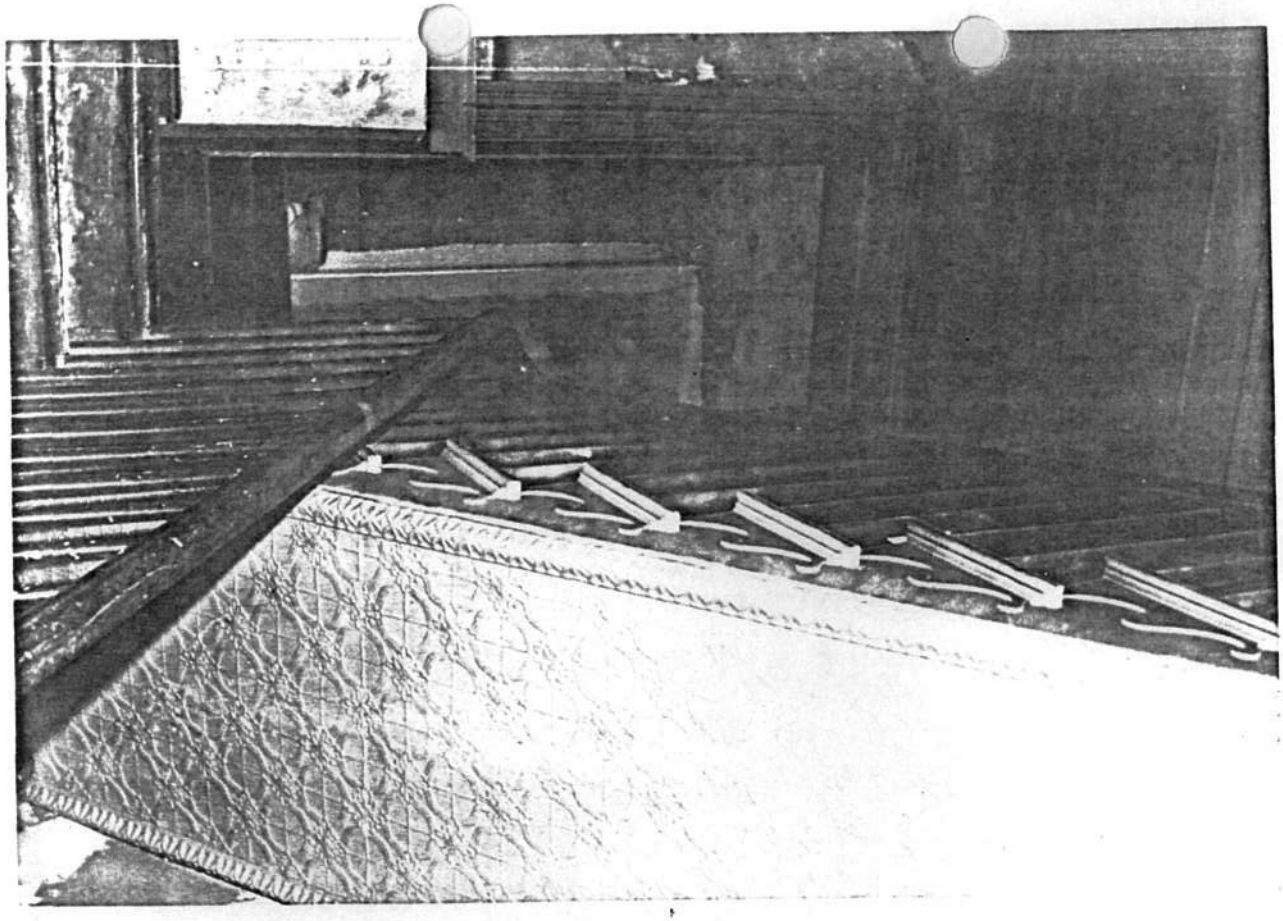
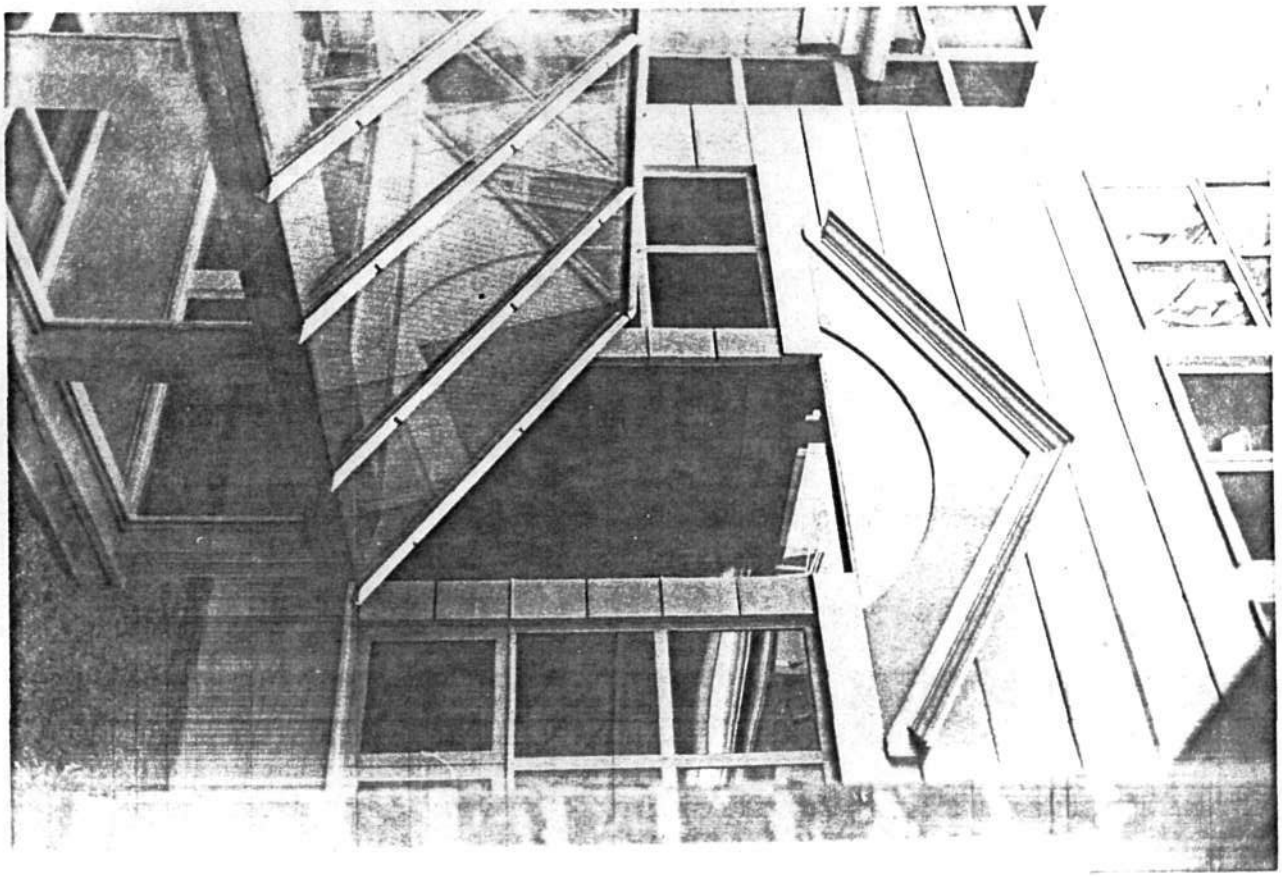


Dalsemer, Catzen & Associates, Inc.
121 Water Street at Calvert St.
Baltimore, Maryland 21202

#22 OF 39

B-2165





BROWN'S ARCADE
322-328 NORTH CHARLES
BALTIMORE, MD.
B. HOFF
DECEMBER, 1981

Dalsemer, Catzen & Associates, Inc.
121 Water Street at Calvert St.
Baltimore, Maryland 21202

#24 OF 39

STAIRCASE IN 328, CAMERA FACING WEST

B-2165

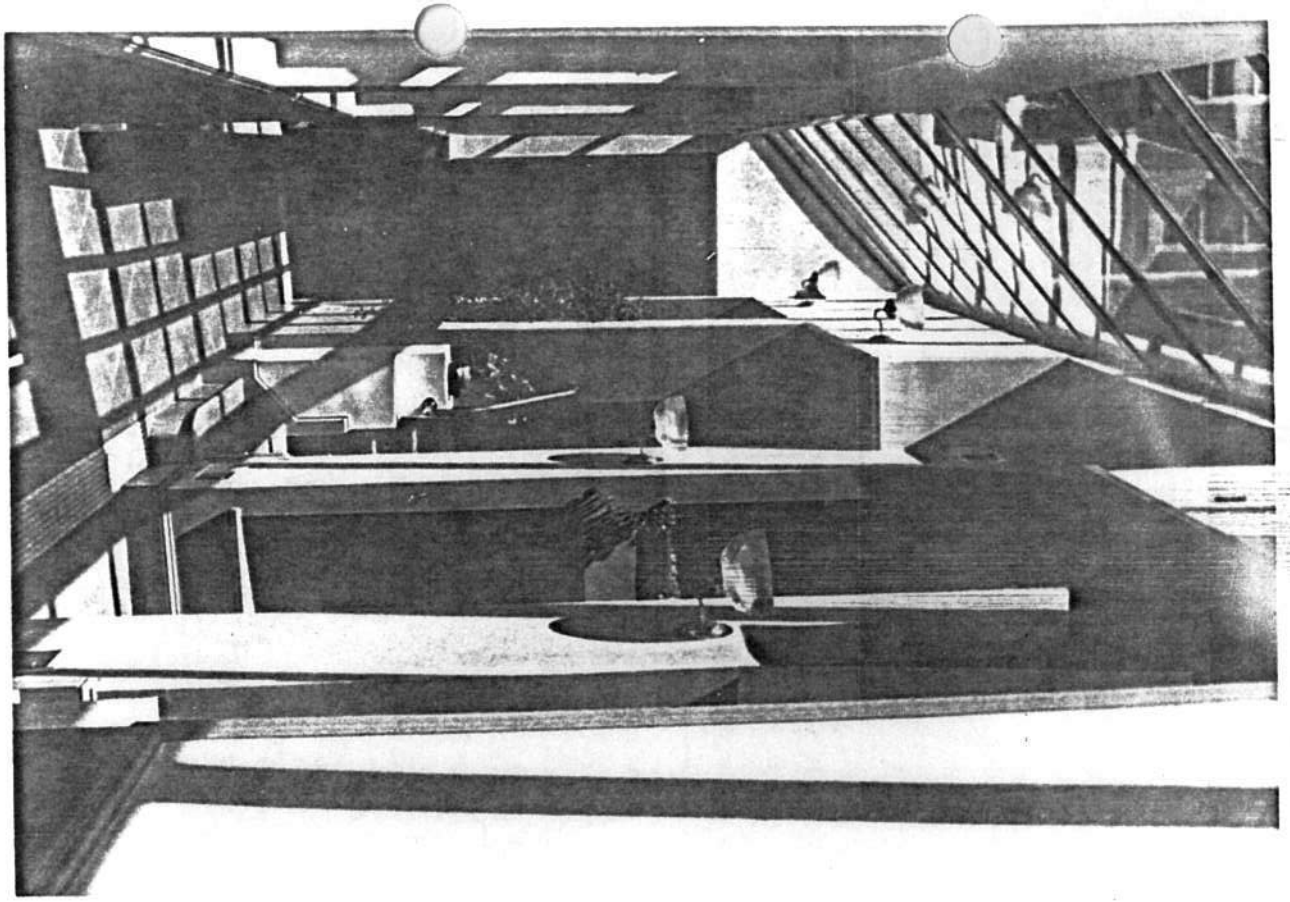
BROWN'S ARCADE
322-328 NORTH CHARLES
BALTIMORE, MD.
B. HOFF
DECEMBER, 1981

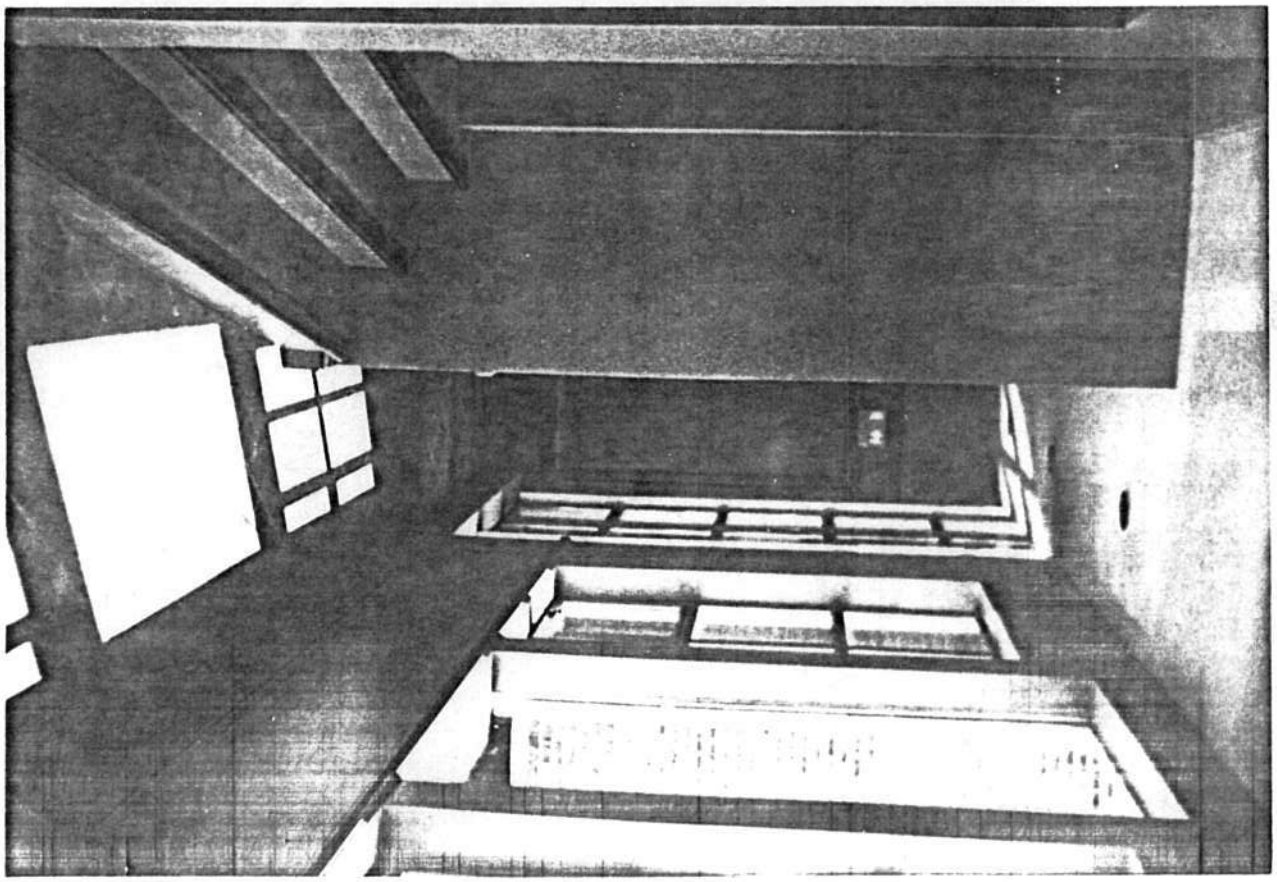
Dalsemer, Catzen & Associates, Inc.
121 Water Street at Calvert St.
Baltimore, Maryland 21202

#23 OF 39

REAR OF 324-326, CAMERA FACING EAST

B-2165





BROWN'S ARCADE
322-328 NORTH CHARLES
BALTIMORE, MD.
T. BISHOP
JUNE, 1982

Dalsemer, Catzen & Associates, Inc.
121 Water Street at Calvert St.
Baltimore, Maryland 21202

#26 OF 39

SECOND FLOOR HALLWAY, CHARLES FACING NORTH

B-2165

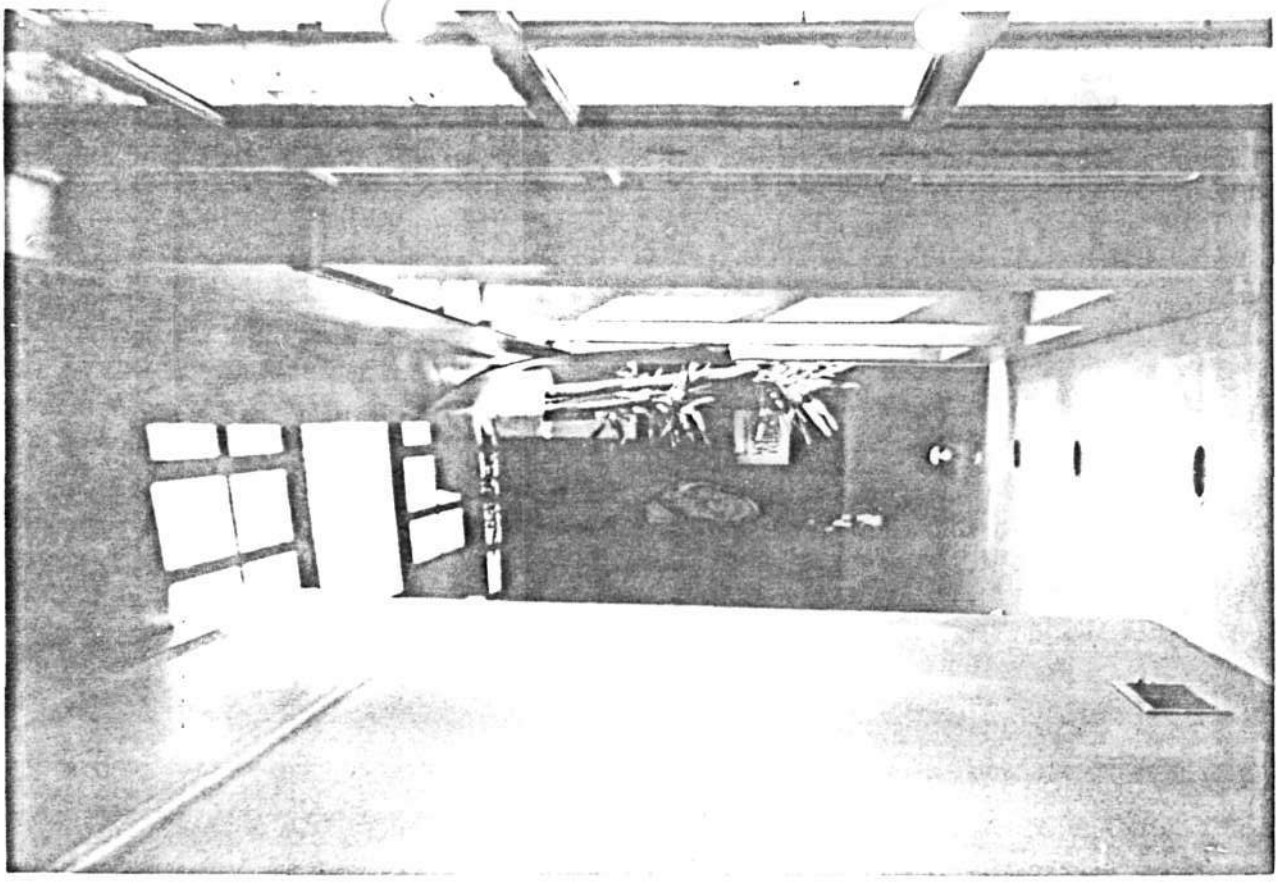
BROWN'S ARCADE
322-328 NORTH CHARLES
BALTIMORE, MD.
T. BISHOP
JUNE, 1982

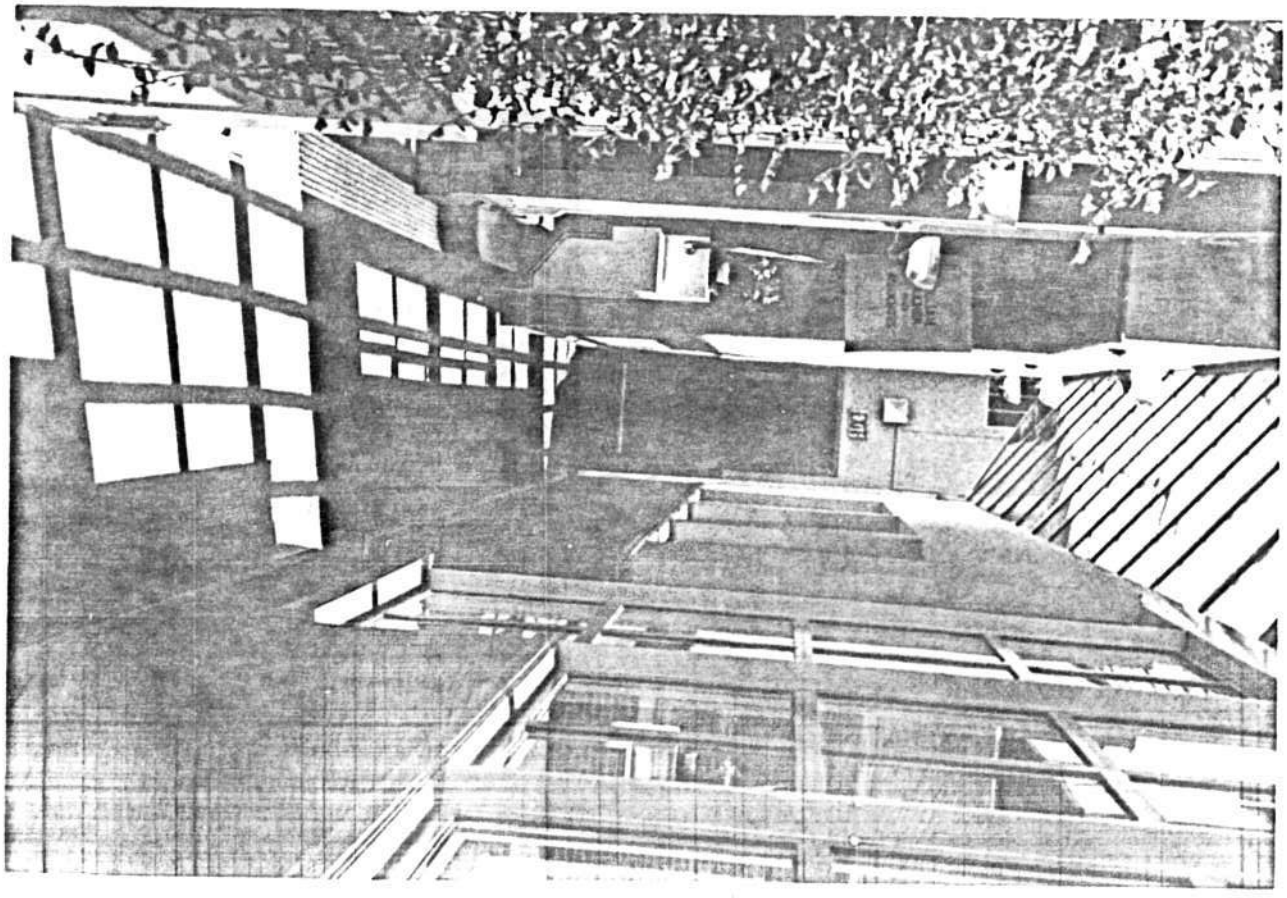
Dalsemer, Catzen & Associates, Inc.
121 Water Street at Calvert St.
Baltimore, Maryland 21202

#25 OF 39

SECOND FLOOR HALLWAY, CHARLES FACING SOUTH (LABELED UNDER DOME)

B-2165





[illegible] AVENUE
[illegible] NORTH CHARLES
[illegible], MD.
[illegible] BISHOP
JUNE, 1982

Dalsemer, Catzen & Associates, Inc.
121 Water Street at Calvert St.
Baltimore, Maryland 21202

[illegible] AVENUE
[illegible] NORTH CHARLES
BALTIMORE, MD.
T. BISHOP
JUNE, 1982

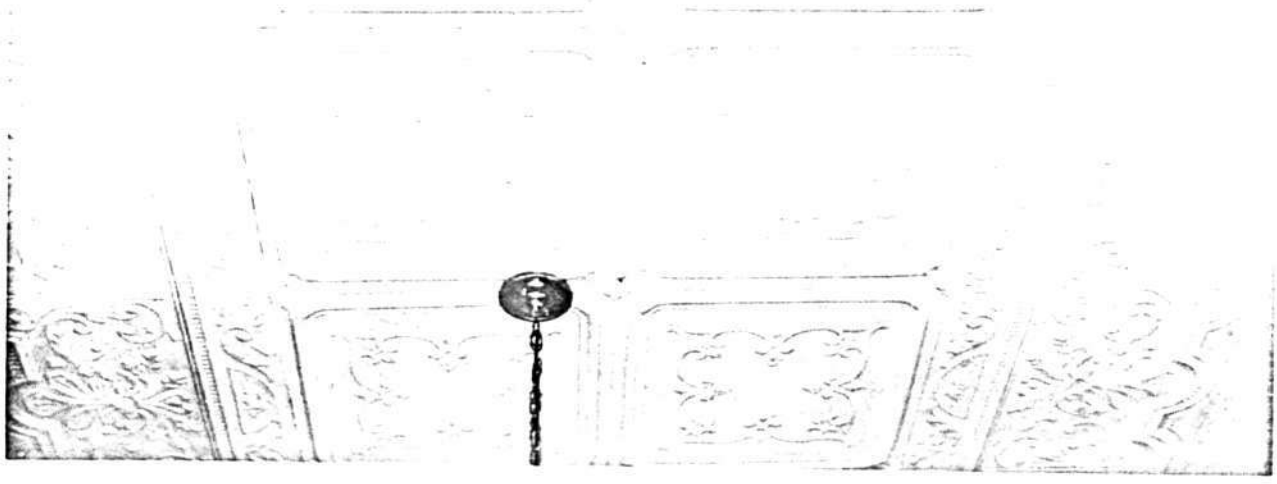
Dalsemer, Catzen & Associates, Inc.
121 Water Street at Calvert St.
Baltimore, Maryland 21202

28 OF 39
[illegible] FLOOR HALL, CAMERA
FACING [illegible]

27 OF 39
THIRD FLOOR HALLWAY, CAMERA
[illegible]

B-2165

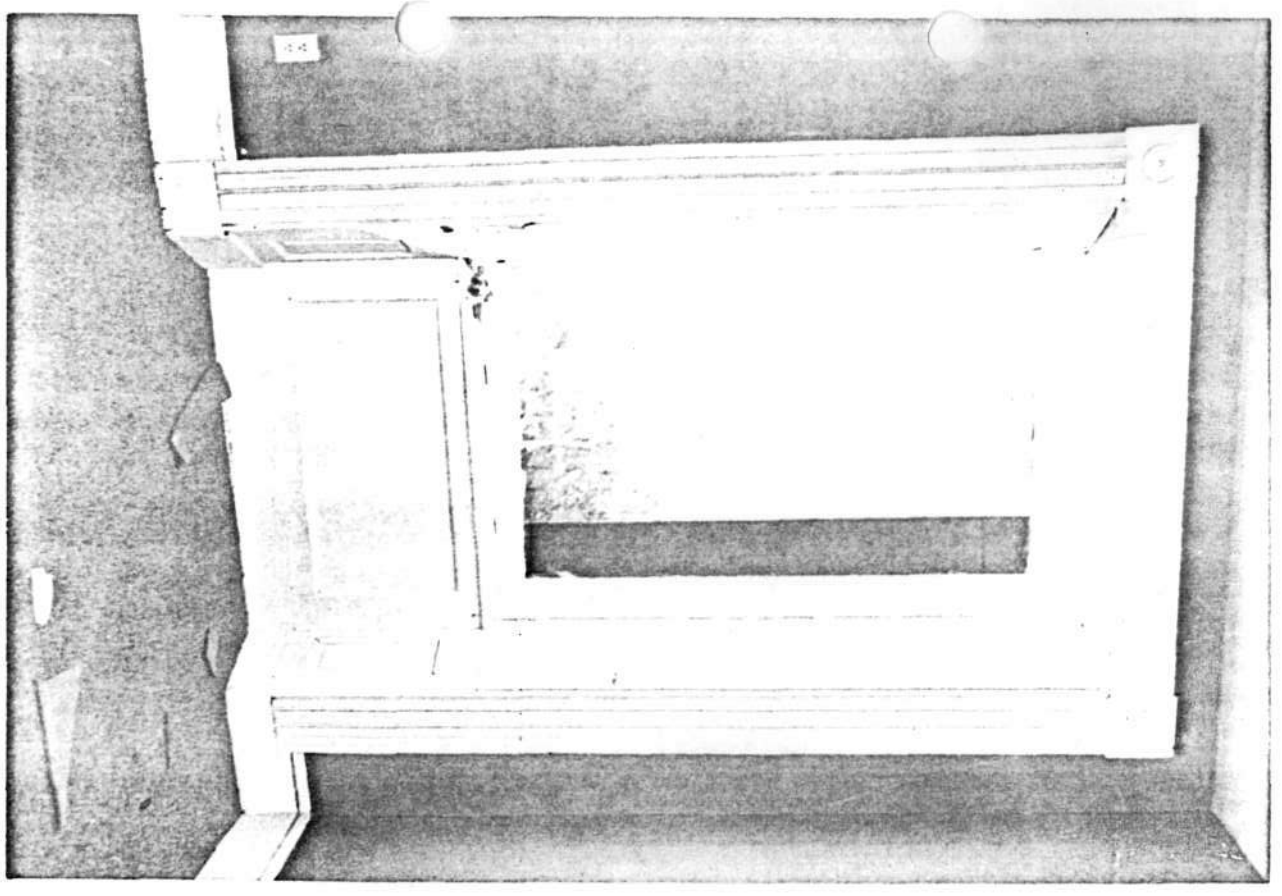
B-2165

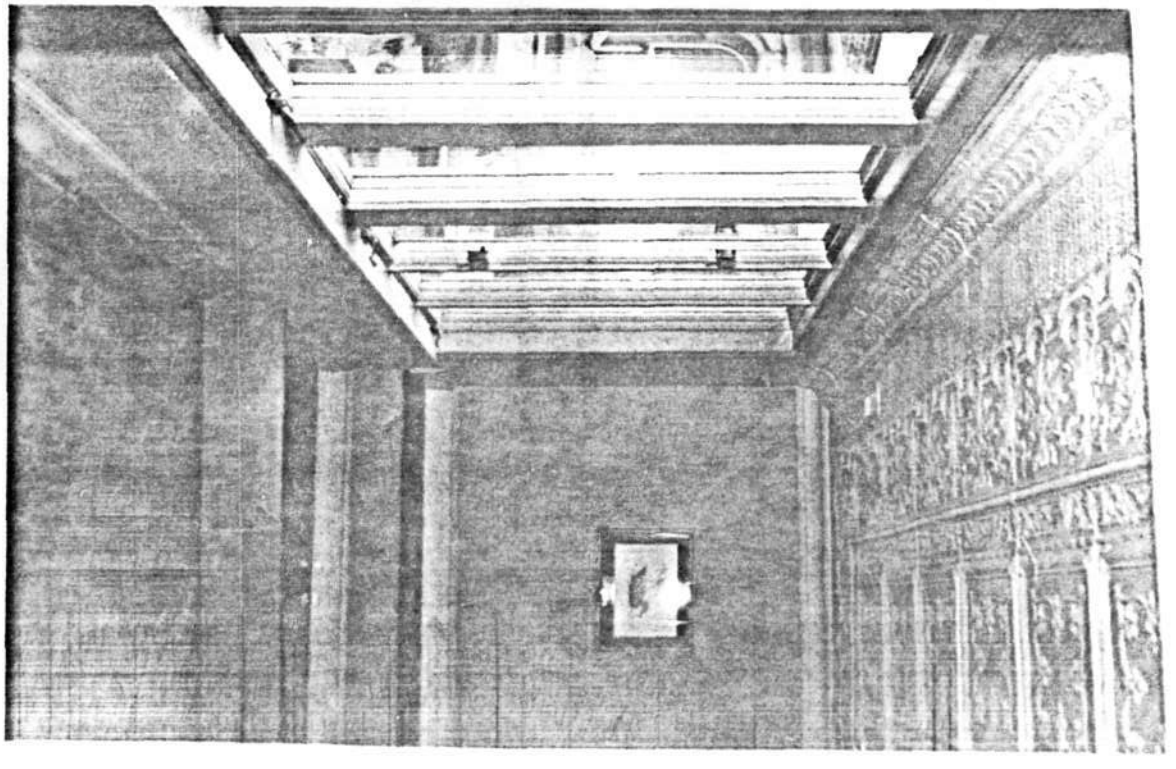


B-2165

#29 OF 37

B-2165





Dalsemer, Catzen & Associates, Inc.
121 W[illegible] Street at Calvert St.
Baltimore, Maryland 21202

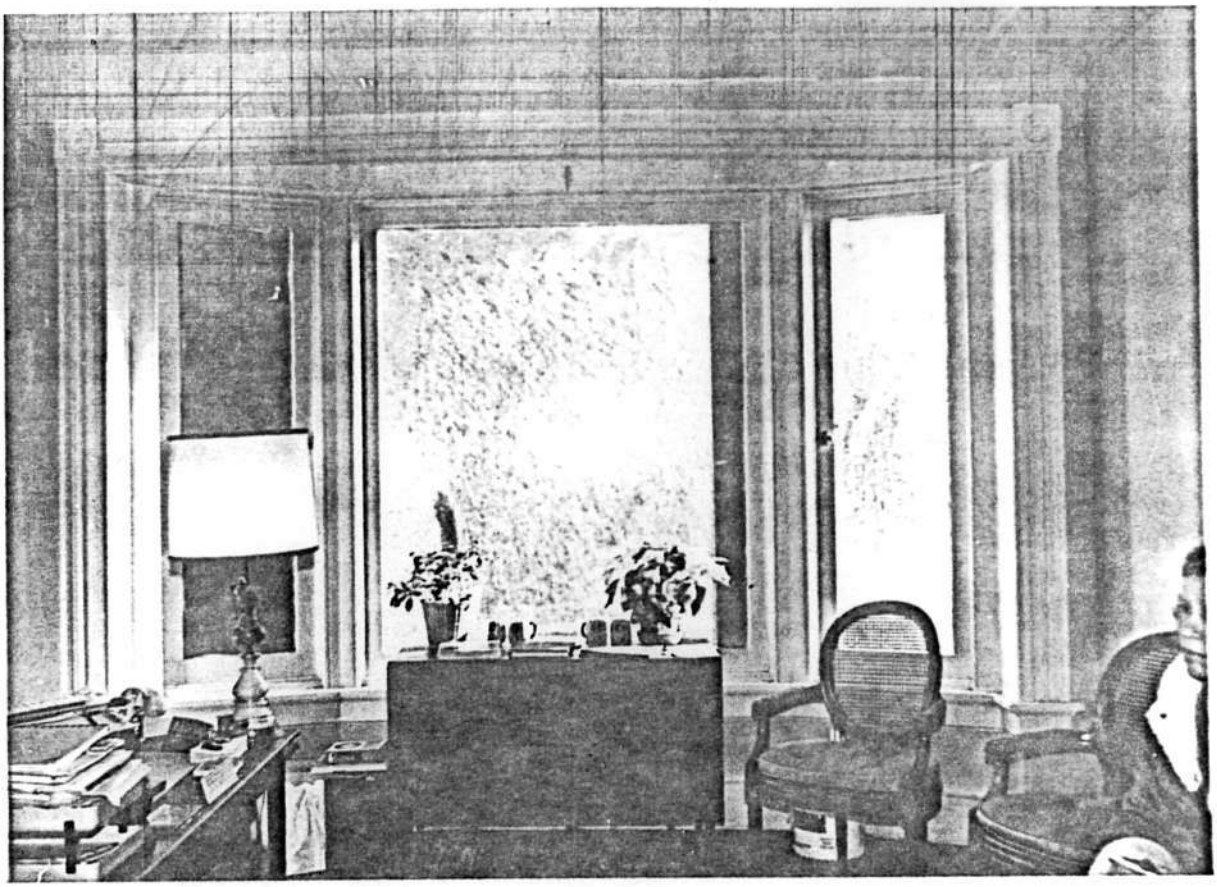
#31 OF 39

Dalsemer, Catzen & Associates, Inc.
121 W[illegible] Street at Calvert St.
Baltimore, Maryland 21202

#30 OF 39

B-2165

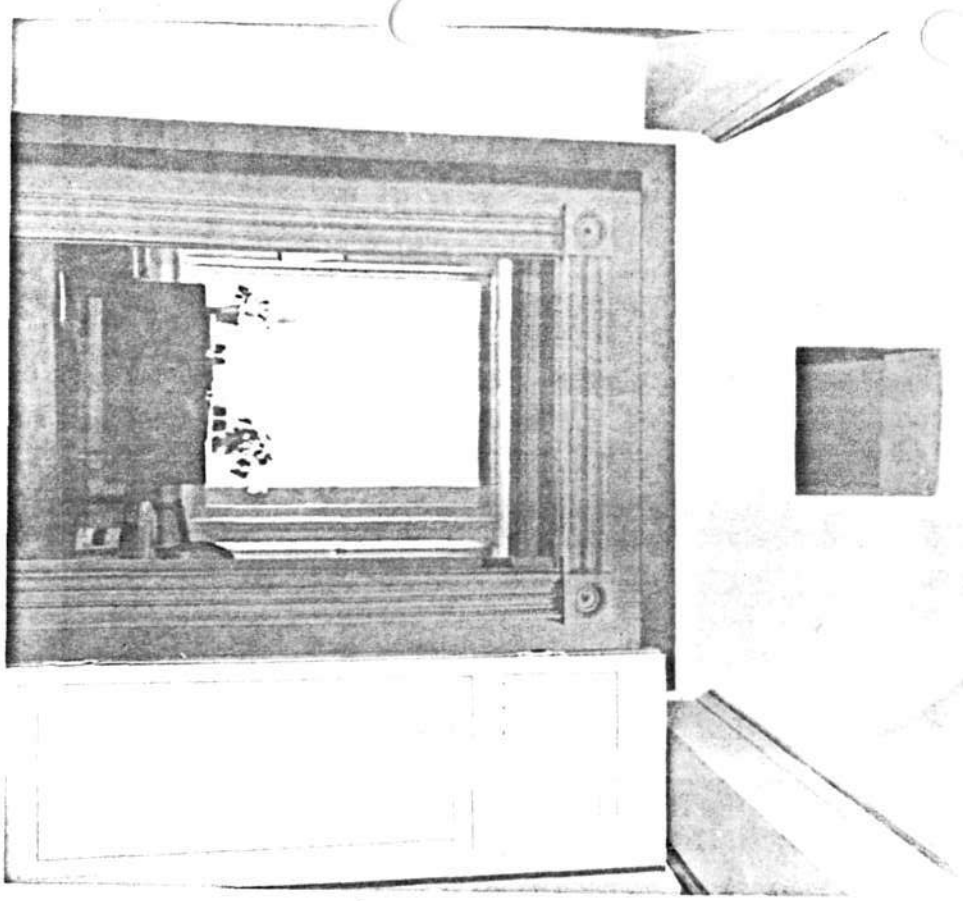
B-2165

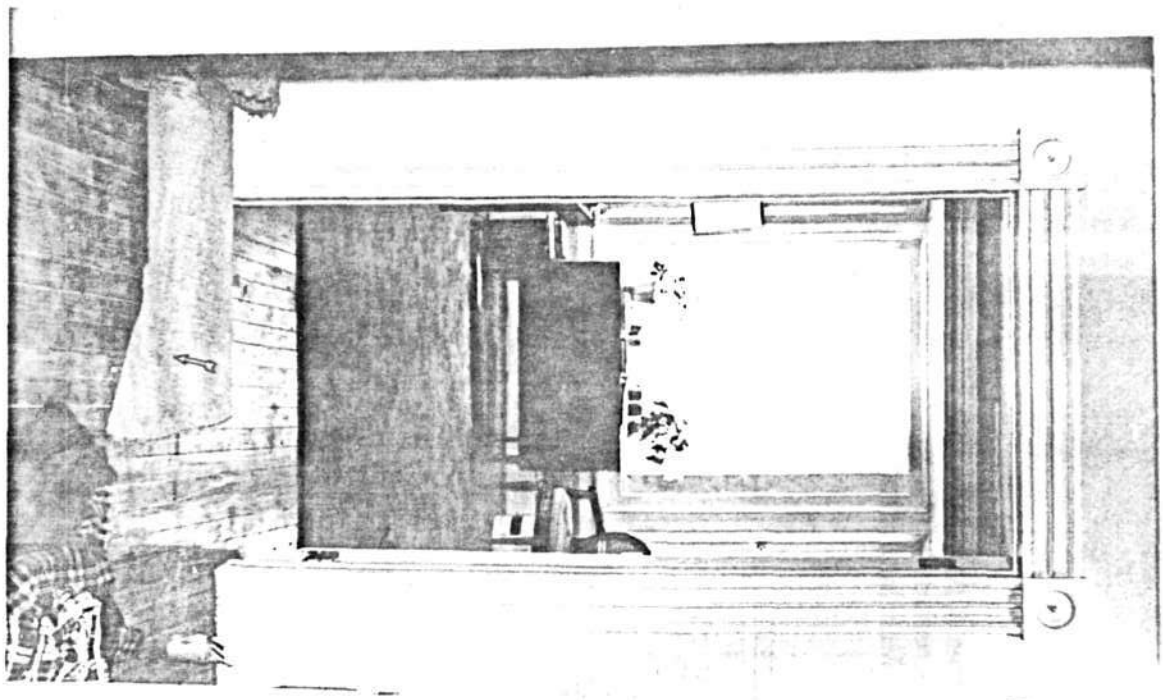


Dalsimer, Catzen & Associates, Inc.
121 W[illegible] St.
Ba[illegible], [illegible] 21202

#32 of 34

B-2165





B-2165

Dalsemer, Catzen & Associates, Inc.
121 Water Street at Calvert St.
Baltimore, Maryland 21202

#33 OF 39

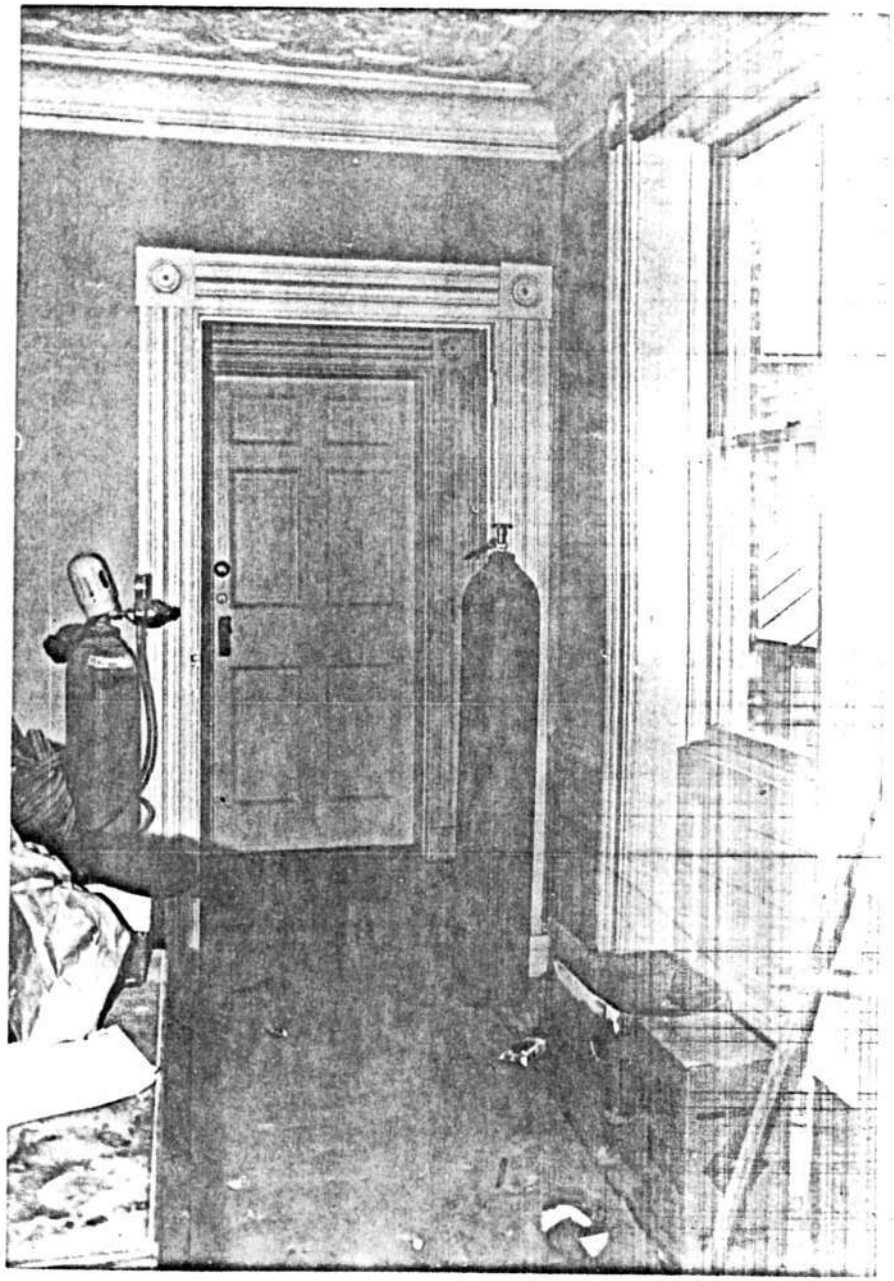
Dalsemer, Catzen & Associates, Inc.
121 Water Street at Calvert St.
Baltimore, Maryland 21202

#34 OF 39

B-2165

Delsemer, Catzen & Associates, Inc.
[illegible] Calvert St.
Baltimore, Maryland 21202

#35 OF 39



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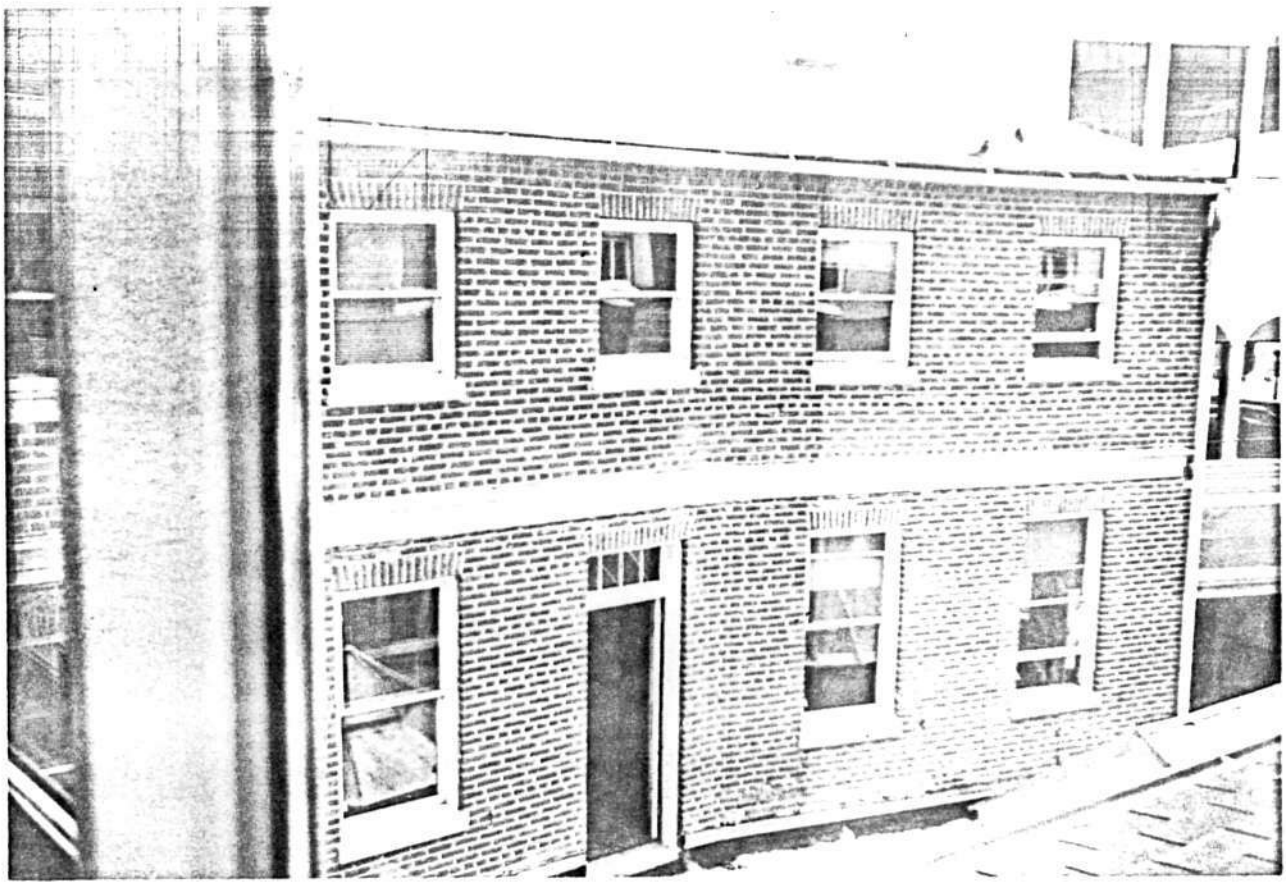

Dalsemer, Catera & Associates, Inc.
121 Water Street at Calvert St.
Baltimore, Maryland 21202

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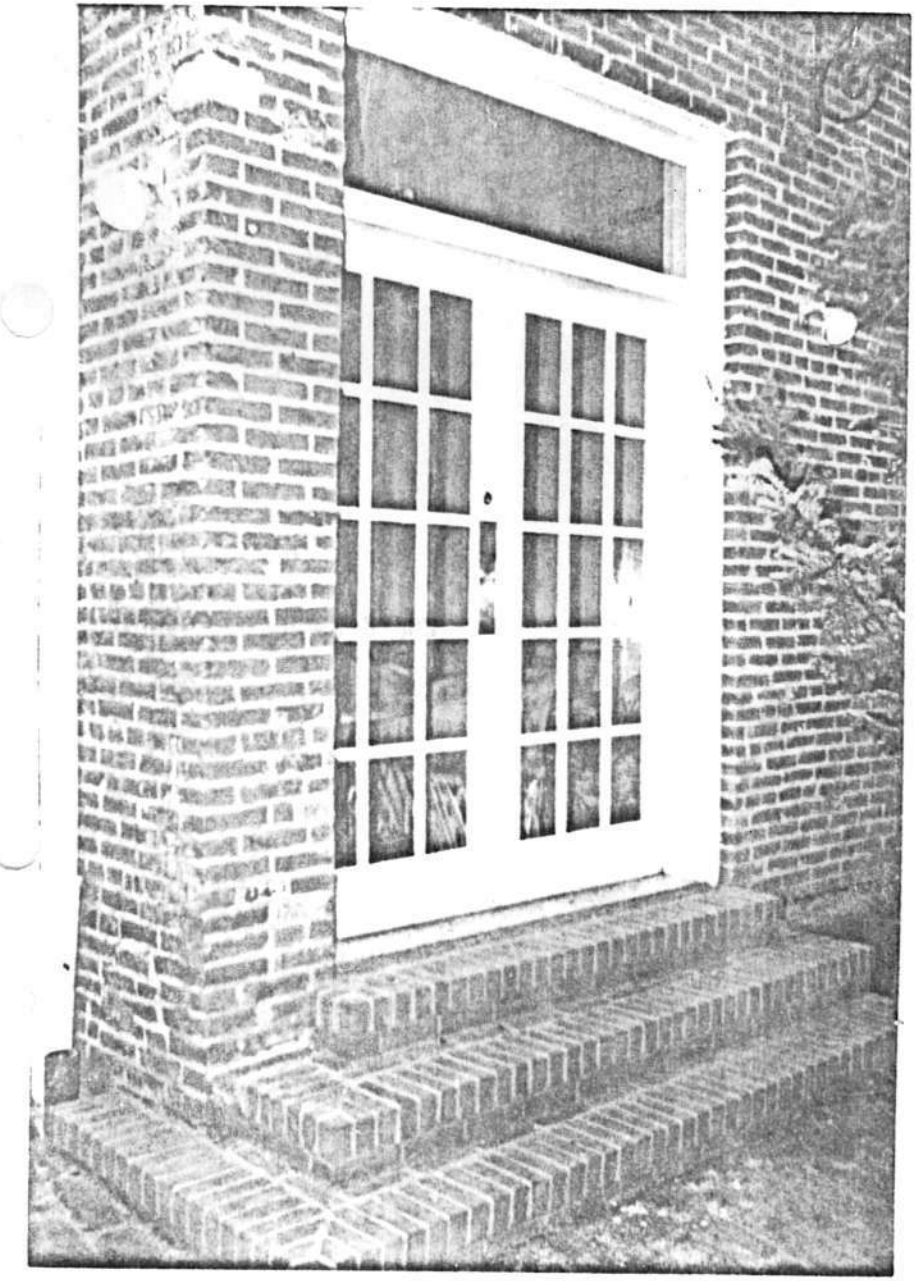
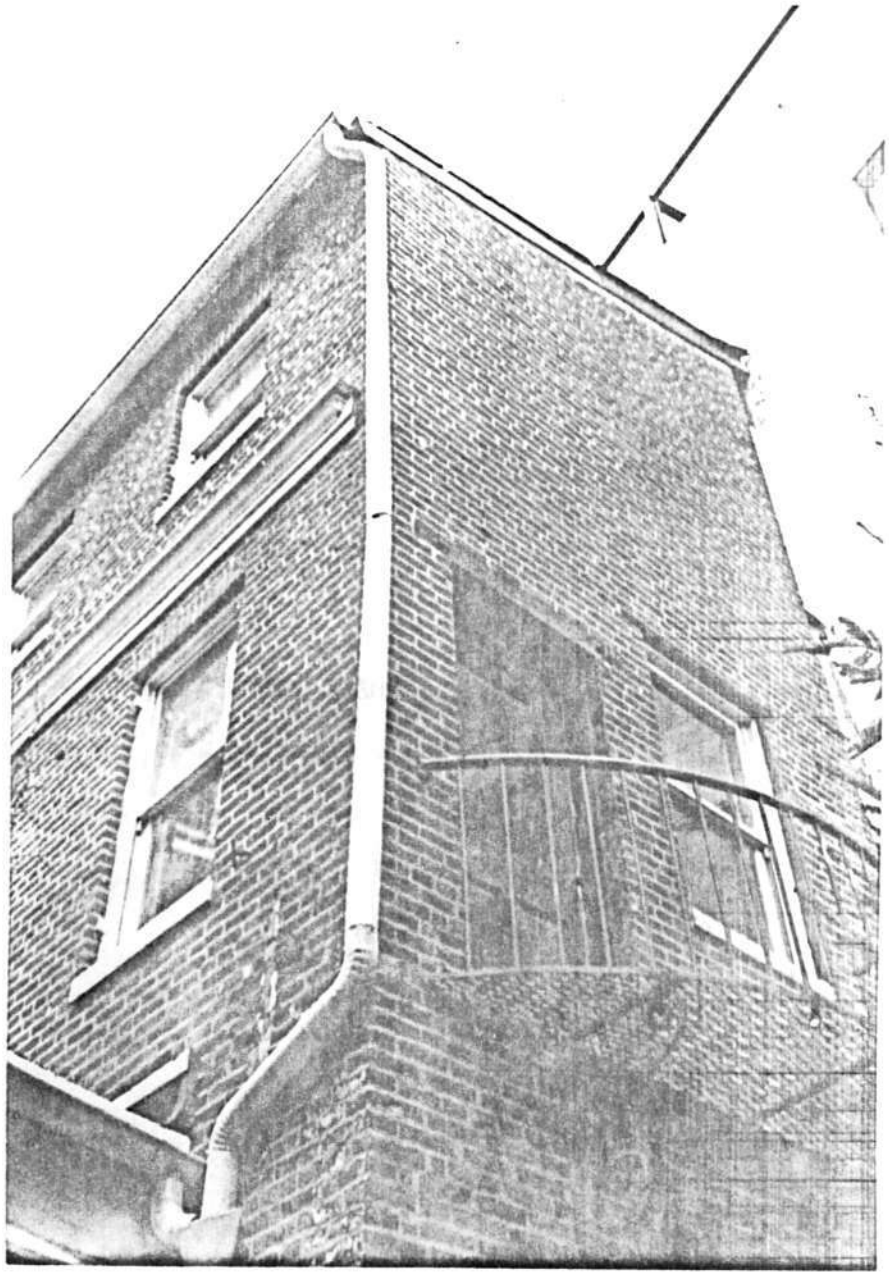
B-2165





[illegible] ARCADE
[illegible] NORTH CHARLES
BALTIMORE, MD
DECEMBER, 1981
B. HOFF

Dalsemer, Catzen & Associates, Inc.
121 Water Street at Calvert St.
Baltimore, Maryland 21202

#38 of 39

[illegible]

[illegible] ARCADE
[illegible] NORTH CHARLES
BALTIMORE, MD.
DECEMBER, 1981
B. HOFF

Dalsemer, Catzen & Associates, Inc.
121 Water Street at Calvert St.
Baltimore, Maryland 21202

#37 of 39

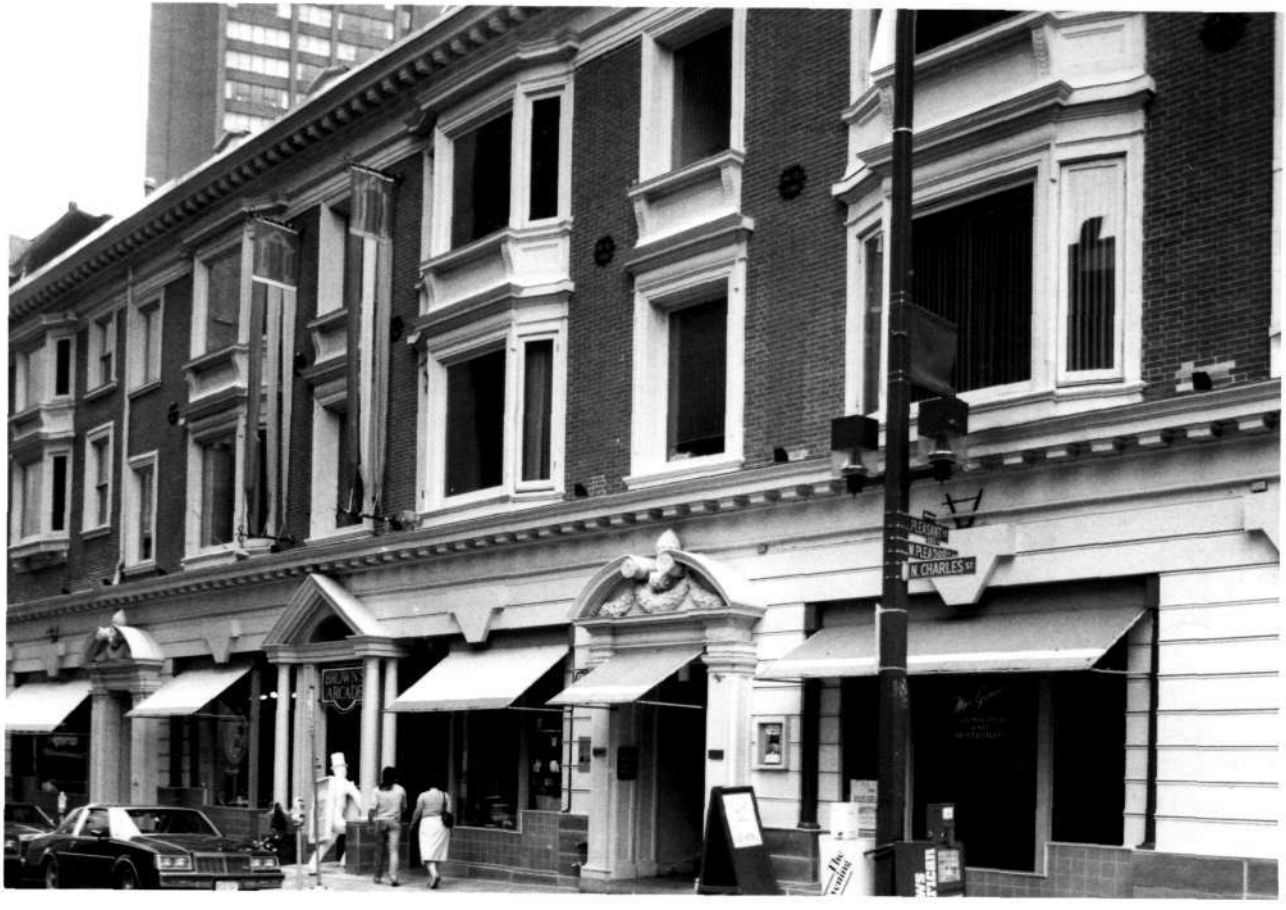
[illegible]

B-2165

B-2165

Dalsemer, Catzen & Associates, Inc.
121 Water Street, Calvert St.
Baltimore, Maryland 21202

#39 OF 39


E. PLEASANT ST
N. CHARLES ST

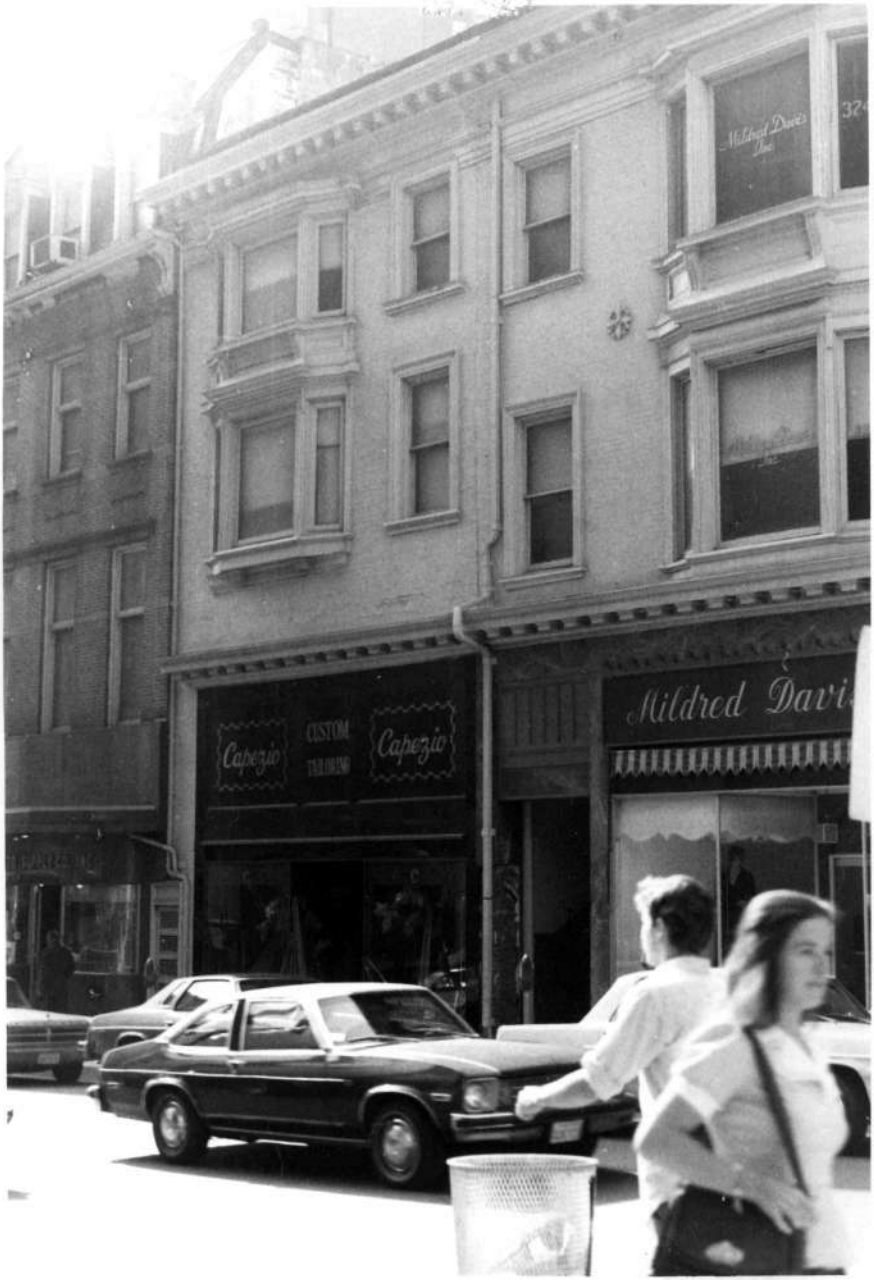
Brown's Arcade B-2165, 2166
322-328 North Charles Street
Cathedral Hill - Metrocenter Survey
Baltimore (City), Maryland
Photo: Janet Davis
Date: August 1984
Neg. loc.: Maryland Historical Trust
East elevation, general view
1/3

BROWN'S
ARCADE
florist
NO
STOPPING
ANY
TIME

Brown's Arcade B-2165, 2166
322-328 North Charles Street
Cathedral Hill - Metrocenter Survey
Baltimore (City), Maryland
Photo: Janet Davis
Date: August 1984
Neg. loc.: Maryland Historical Trust
Central entrance, detail
2/3

RUSSELL
BROTHERS

Brown's Arcade B-2165-2166
322-328 North Charles Street
Cathedral Hill - Metrocenter Survey
Baltimore (City), Maryland
Photo: Janet Davis
Date: August 1984
Neg. loc.: Maryland Historical Trust
North entrance, detail
3/3


Capezio
CUSTOM
Capezio
Mildred Davi

B-2145

Block 580
322 N. Charles St.

10/25/75
Ashrah Cocnaucen

BA-2165 & 2166

Brown's Arcade

GL 802
1335

B-2165

MAGI # 04216557 11

MARYLAND HISTORICAL TRUST WORKSHEET

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

SEE INSTRUCTIONS

1. NAME

COMMON: 322 N. Charles

AND/OR HISTORIC:

2. LOCATION

Block 580 Lot 14

STREET AND NUMBER: 322 N. Charles

CITY OR TOWN: Baltimore

STATE: Maryland | COUNTY:

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP		STATUS	ACCESSIBLE TO THE PUBLIC
☐ District ☒ Building	☒ Public	Public Acquisition:	☒ Occupied	Yes:
☐ Site ☐ Structure	☐ Private	☐ In Process	☐ Unoccupied	☒ Restricted
☐ Object	☐ Both	☐ Being Considered	☐ Preservation work in progress	☒ Unrestricted
				☐ No

PRESENT USE (Check One or More as Appropriate)

☐ Agricultural	☐ Government	☐ Park	☐ Transportation	☐ Comments
☒ Commercial	☐ Industrial	☐ Private Residence	☐ Other (Specify)	
☐ Educational	☐ Military	☐ Religious		
☐ Entertainment	☐ Museum	☐ Scientific		

4. OWNER OF PROPERTY

OWNER'S NAME: Arcade Realty Corp.

STREET AND NUMBER: 501 St. Paul Place, Suite 1009-11

CITY OR TOWN: Baltimore | STATE: Maryland | 21202

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. #): MIP 6854-251

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY: City of Baltimore Neighborhood Survey

DATE OF SURVEY: ☐ Federal ☐ State ☐ County ☒ Local

DEPOSITORY FOR SURVEY RECORDS: Commission for Historical and Architectural Preservation

STREET AND NUMBER: Room 900, 26 S. Calvert St.

CITY OR TOWN: Baltimore | STATE: Maryland | 21202

B-2165

7. DESCRIPTION

CONDITION	(Check One)					
	☐ Excellent	☑ Good	☐ Fair	☐ Deteriorated	☐ Ruins	☐ Unexposed
	(Check One)		(Check One)			
	☑ Altered	☐ Unaltered	☐ Moved	☑ Original Site		

DESCRIBE THE PRESENT AND ORIGINAL *(If known)* PHYSICAL APPEARANCE

322 N. Charles St., Lot 14, is an attached building of common bond brick painted white. It has 3 stories and 2 bays. The front facade appears to be a continuation of 324-328 N. Charles St.

The 1st story is a storefront occupied by Capezio, consisting of large glass showcase windows with the name "Capezio" painted on metal above. Between the 1st and 2nd stories, there is a plain wooden cornice with modillions which is a continuation of the cornice on 324-328 N. Charles St.

On the 2nd and 3rd stories, the 1st bay on the left has connecting bay windows. The bay on the right has rectangular window, 1X2 panes, on each story. Both bay and rectangular windows are similar to those on 324-328 N. Charles St., except that the windows of the former are slightly higher and the bay windows are slightly smaller. The belt course running along the top of the 3rd story, the wooden cornice, and flat roof of 324-328 N. Charles continue through 322 N. Charles St.

A drain spout divides the front facade of the two buildings.

The back is attached to a parking lot and cannot be observed.

If considered as an extension of 324-328 N. Charles, both buildings together are wider than most on N. Charles St. but in proportion in height.

SEE INSTRUCTIONS

B-2165

8. SIGNIFICANCE

PERIOD *(Check One or More as Appropriate)*

- ☐ Pre-Columbian
- ☐ 15th Century
- ☐ 16th Century
- ☐ 17th Century
- ☐ 18th Century
- ☑ 19th Century
- ☑ 20th Century

SPECIFIC DATE(S) *(If Applicable and Known)*

AREAS OF SIGNIFICANCE *(Check One or More as Appropriate)*

- ☐ Aboriginal
- ☐ Prehistoric
- ☐ Historic
- ☐ Agriculture
- ☑ Architecture
- ☐ Art
- ☐ Commerce
- ☐ Communications
- ☐ Conservation
- ☐ Education
- ☐ Engineering
- ☐ Industry
- ☐ Invention
- ☐ Landscape Architecture
- ☐ Literature
- ☐ Military
- ☐ Music
- ☐ Political
- ☐ Religion/Philosophy
- ☐ Science
- ☐ Sculpture
- ☐ Social/Humanitarian
- ☐ Theater
- ☐ Transportation
- ☐ Urban Planning
- ☐ Other *(Specify)* _____

STATEMENT OF SIGNIFICANCE

see 512 (ATTACHED)

SEE INSTRUCTIONS

B-2165

9. MAJOR BIBLIOGRAPHICAL REFERENCES

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY							OR	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:

23 x 75

SEE INSTRUCTIONS

11. FORM PREPARED BY

NAME AND TITLE:
Nancy Venditti, Aranda McQuiddy, Ashsah O'Donovan

ORGANIZATION
CHAP

DATE
11/20/75

STREET AND NUMBER:
26 S. Calvert Street

CITY OR TOWN:
Baltimore

STATE
Maryland

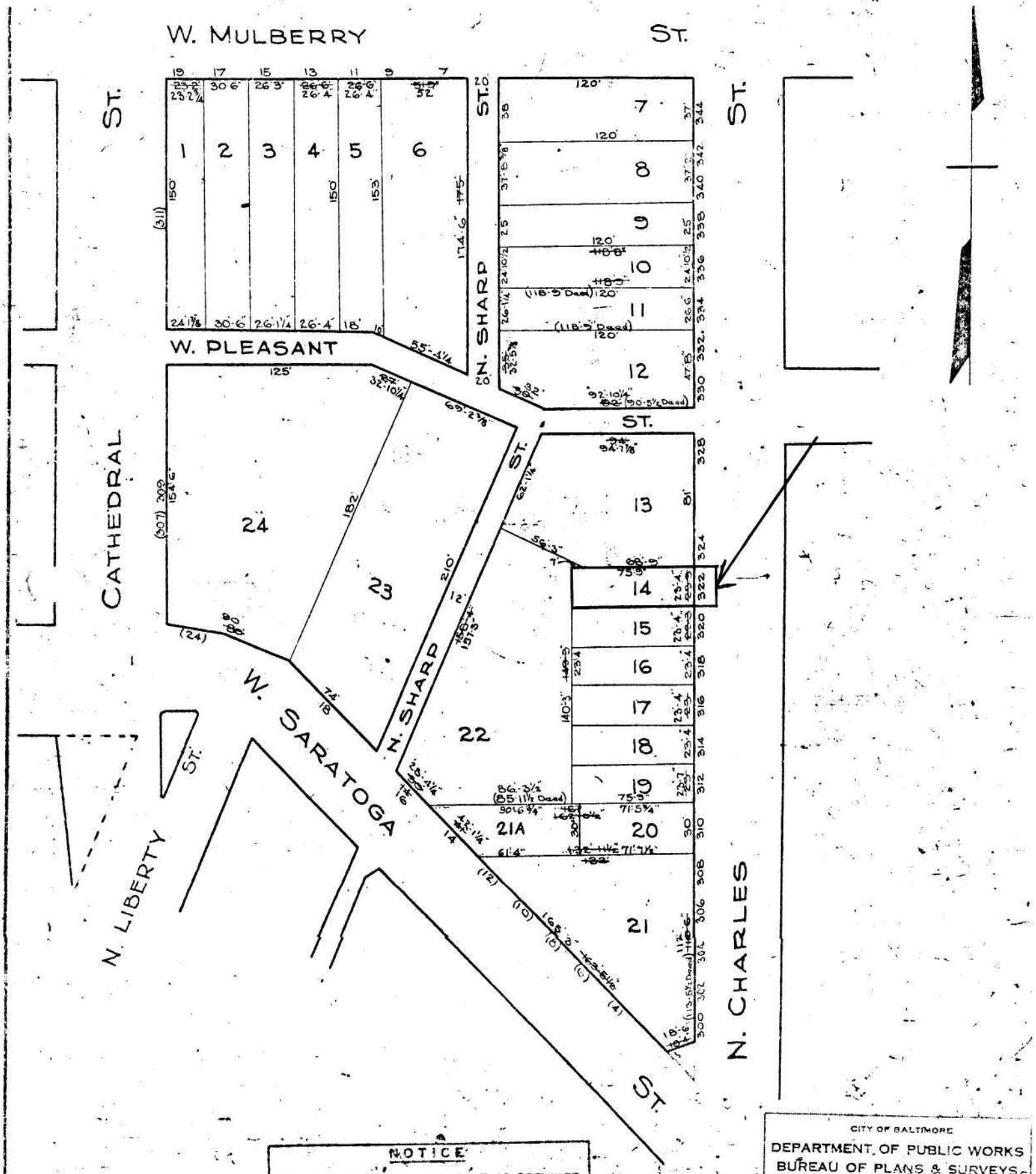
12. State Liaison Officer Review: (Office Use Only)

Significance of this property is:

National ☐ State ☐ Local ☐

Signature

B 2165


W. MULBERRY ST.
N. SHARP ST.
W. PLEASANT ST.
CATHEDRAL ST.
W. SARATOGA ST.
N. LIBERTY ST.
N. CHARLES ST.
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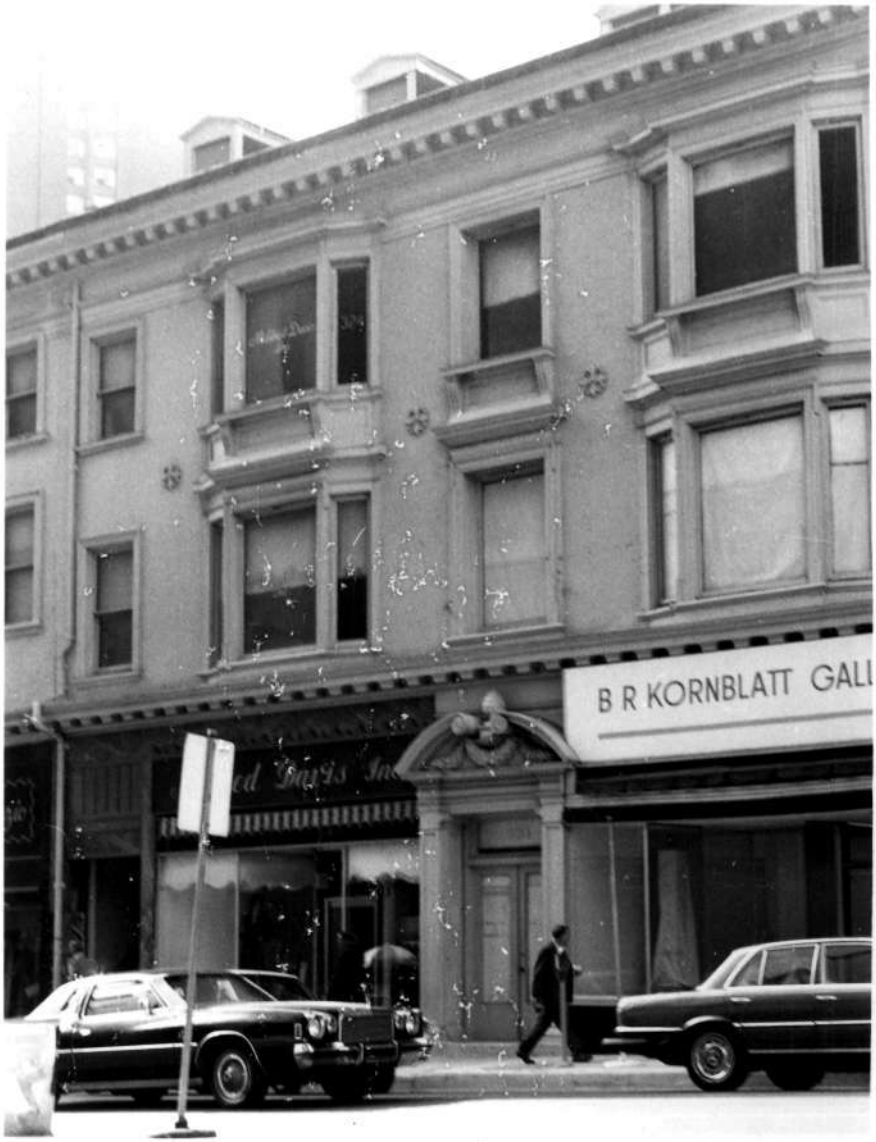
NOTICE
THIS IS A REAL PROPERTY PLAT AS PROVIDED FOR UNDER ARTICLE 7(6) OF THE CITY CHARTER IT IS COMPILED FROM TITLE AND OTHER SOURCES
CITY OF BALTIMORE
DEPARTMENT OF PUBLIC WORKS
BUREAU OF PLANS & SURVEYS
PROPERTY LOCATION DIVISION
WARD 4 SECTION 2
BLOCK 530
LETTERED BY JOS. J. ROKOSKY


B R KORNBLATT GALL

Acnsan COcncuan
12/1/75

B-2166

BLOCK 580
324-8 N. Charles St.
Sept. 1975