

**MARYLAND HISTORICAL TRUST  
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes  no

Property Name: 762-764 W. Baltimore Street; 3 N. Fremont Avenue Inventory Number: B-2706

Address: 762-764 W. Baltimore Street and 3 N. Fremont Avenue Historic district:  yes  no

City: Baltimore Zip Code: 21201 County: Baltimore City

USGS Quadrangle(s): Baltimore West

Property Owner: Various Tax Account ID Number: N/A

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

Project: Red Line Project Agency: Maryland Transit Administration

Agency Prepared By: EAC/Archaeology, Inc.

Preparer's Name: Benjamin Roberts Date Prepared: 3/19/2012

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

Preparer's Eligibility Recommendation:  Eligibility recommended  Eligibility not recommended

Criteria:  A  B  C  D Considerations:  A  B  C  D  E  F  G

*Complete if the property is a contributing or non-contributing resource to a NR district/property:*

Name of the District/Property: \_\_\_\_\_

Inventory Number: \_\_\_\_\_ Eligible:  yes  no Listed:  yes  no

Site visit by MHT Staff  yes  no Name: \_\_\_\_\_ Date: \_\_\_\_\_

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

**Architectural Description**

The buildings at 762 and 764 W. Baltimore Street, and 3 N. Fremont Avenue are three mixed-use brick rowhouses at the northeast corner of W. Baltimore Street and N. Fremont Avenue in Baltimore City. The three buildings are adjacent to one another. The buildings at 762 and 764 W. Baltimore Street are oriented on a north-south axis with façades that face south towards W. Baltimore Street; 3 N. Fremont Avenue is oriented on an east-west axis with its façade facing west towards N. Fremont Avenue. The buildings were constructed directly up to their facing concrete sidewalks. The first floors of all three buildings are extensively altered.

The three-story mixed-use building at 762 W. Baltimore Street was constructed in the circa 1850s; it was likely originally a Federal style building, but today only retains vague references to these origins. With an irregular plan, it is made of brick with finer bricks of stretcher courses applied to the façade. The first floor façade is clad in replacement brick. There are also two horizontal iron bars mounted on the façade, each one mounted between the floors. The asymmetrical façade has two bays. Located in the eastern bay, the primary entrance is comprised of a metal frame door accessed by a brick step. A horizontal window is located to the west

**MARYLAND HISTORICAL TRUST REVIEW**

Eligibility recommended  Eligibility not recommended

Criteria:  A  B  C  D Considerations:  A  B  C  D  E  F  G

MHT Comments:

*Jim [Signature]*  
Reviewer, Office of Preservation Services

8/1/12  
Date

*[Signature]*  
Reviewer, National Register Program

8/7/12  
Date

of the entrance. The second and third stories each have two symmetrically placed windows with vinyl-clad frames, and brick sills and jack arches. Each of the façade openings are filled-in with plywood. The building is sheltered by a moderately-pitched side gabled roof clad with asphalt shingles. The east elevation has no window or door openings, and is completely covered with stucco; the west elevation abuts 764 W. Baltimore Street. Meanwhile, the north (rear) elevation is clad with stucco, and there is a single vinyl-clad frame window with no sashes visible on the second floor. Most of this elevation consists of a nearly two-story wing made of bricks laid in common bond and sheltered by a shed roof currently covered with a tarp; no window or door openings could be observed on the wing.

The three-story mixed-use building at 764 W. Baltimore Street was constructed in the circa early 1870s and is located at the corner of the intersection. The building vaguely references the Italianate style, but is not a good example. With an irregular plan, it is made of brick; the façade and west elevation are applied with finer bricks of stretcher courses. The building is sheltered by a shed roof clad with bituminous material; a peaked brick chimney pierces the north end. The first floor façade is clad in replacement brick that wraps around to the entire west elevation; it is the same type as the cladding at 764 W. Baltimore Street. The asymmetrical façade is divided into three bays. The primary entrance is located in the western bay; its metal and glass door has a concrete step. Two arched vinyl-clad sash fixed windows are in the two bays to the east of the entrance. A metal canopy spans along above the windows and entrance, and wraps around to the west elevation. A backlit sign mounted on the canopy advertises: "Silver Moon Restaurant and Carry Out." The second and third story windows are one-over-one vinyl-clad sash replacement units with brick lintels and jack arches. The façade roofline is bordered by a projecting metal cornice with scrolled brackets, and dentils below; the crown molding is covered by sheet metal. The west elevation fronts N. Fremont Avenue with five bays. The first-story has three arched window openings that are identical to the one at the façade. The ten second- and third-story windows are slightly smaller than those at the façade, but are otherwise similar, and have the same lintels and sills. The roof parapet steps down at this elevation. Most of the east elevation abuts 762 W. Baltimore Street, with a small segment near the top that is exposed and appears to be clad with bituminous material. Only the second story of the north (rear) elevation is exposed. A portion of its original brick wall is clad with stucco. A single window opening is filled-in with concrete blocks.

The two-story style mixed-use building at 3 N. Fremont Avenue, located directly to the north of 764 W. Baltimore Street, was constructed in the circa 1850s; it likely had Federal-style origins that are now obscured. With a parallelogram plan, it is made of brick, with finer bricks of stretcher courses applied to the façade. The first floor façade is clad in replacement brick. The building appears to be sheltered by a shed roof clad with bituminous material; a brick chimney pierces the north end. The symmetrical façade has two bays. Each of the two secondary door openings has a concrete landing; the door to the south has been sealed. The two windows of the second-story are one-over-one vinyl-clad sash within a vinyl-clad frame; the windows have brick lintels and jack arches. The north and south elevations abut the adjacent buildings. The east (rear) elevation could not be observed during survey.

These three buildings are located in Poppleton's urban setting, in a largely vacant area with a few rowhouses from a similar era, as well as circa 1920s commercial buildings, located to the north. The National Register of Historic Places (NRHP)-listed Poppleton Fire Station (B-2707 and B-3693) is located directly to the east along W. Baltimore Street, and the NRHP-eligible Fayette Street Methodist Episcopal Church (B-2702) is located to the northeast. As indicated in Attachment A of the Memorandum of Agreement for The Poppleton Housing Initiative, signed in 2006, the Maryland Historical Trust determined that only the southern portion of the 1975 Poppleton Historic Study Area is eligible for listing in the NRHP. The surroundings have been more recently developed, including the University of Maryland Biopark buildings to the west, and Martin Luther King, Jr. Boulevard and its associated landscaping to the south and east.

Historic Context

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended \_\_\_\_\_ Eligibility not recommended \_\_\_\_\_  
Criteria: \_\_\_ A \_\_\_ B \_\_\_ C \_\_\_ D Considerations: \_\_\_ A \_\_\_ B \_\_\_ C \_\_\_ D \_\_\_ E \_\_\_ F \_\_\_ G

MHT Comments:

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Reviewer, Office of Preservation Services Date  
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Reviewer, National Register Program Date

The evaluated buildings are part of West Baltimore's Poppleton residential neighborhood. Poppleton is today roughly bounded by W. Mulberry Street to the north, N. Fremont Avenue to the east, Carey Street to the west, and W. Lombard Street to the south. Poppleton was historically part of two Colonial-era estates, Welshes Adventure and Ridgely's Delight.

Baltimore had a mere 25 wooden houses in the mid-eighteenth century. However, this would soon not be enough to accommodate a growing city that was incorporated in 1796 and had a population increase of 43% between 1790 and 1800. By 1816, rapid growth in and around Baltimore led the city to annex a large part of the surrounding territory, including the Poppleton area. This was the city's first step toward alleviating problems resulting from inconsistent growth, poorly designed streets, and inadequate drainage systems. The city appointed engineer-surveyor Thomas H. Poppleton, the area's namesake, to survey the newly annexed areas, lay out new streets, and stitch together the existing city fabric. His Plan of the City of Baltimore from 1823 described the current extents of the city and outlined a pattern for future growth. At the time, streets west of Eutaw Street had been laid out, but building development was only just beginning. The evaluated parcels had no buildings on Poppleton's map.

By the 1820s, the city and Poppleton's growth were further spurred by the Industrial Revolution which brought with it industry and workers, shifting away from a city reliant solely on the port for commerce and transportation. Industry expansion at this time was possible because of the Baltimore & Ohio Railroad; chartered in 1827, the line connected the ports to places far beyond Baltimore. The National Road from 1811 also played a significant role in this growth, as it connected Baltimore to states further west such as Ohio, Indiana, and Illinois. Areas like Poppleton quickly responded to the resulting housing needs. Rows of small houses were built for the working class, with larger architect designed homes for newly wealthy industrialists. By 1851, 2,000 new houses were being constructed annually, as compared to 400 residences twenty years before. The Plan of the City of Baltimore Maryland by Sidney & Neff, also from 1851, shows there to be development on the evaluated parcels.

Poppleton is today roughly bounded by W. Mulberry Street to the north, N. Fremont Avenue to the east, Carey Street to the west, and W. Lombard Street to the south. Other street names in the neighborhood include W. Saratoga, W. Fayette, W. Baltimore, Carrollton, Schroeder, and Poppleton streets. Many of its street names pay homage to the United States' Revolutionary War era; Fayette, for example, was named after French hero Marquis de Lafayette who had visited Baltimore in 1824 and was welcomed by a grand ceremony.

From the beginning, people of different economic classes lived in Poppleton. One area with upper-income householders was located to the southwest of the evaluated buildings, on Lombard and Hollins streets, between Fremont Avenue and Poppleton Street. The existence of industry, much of it located south of W. Baltimore Street, and the need for servants in nearby wealthier households encouraged the presence of the working class in Poppleton. They generally lived in smaller two-bay, two-story houses, oftentimes on narrow, mid-block streets like W. Fairmount Avenue (historically Raborg Street) occupied by working class whites and African-Americans. The evaluated buildings were located in a primarily working class area which apparently began with clusters of small frame houses. By the 1840s, however, these were replaced by brick buildings. Before the turn of the eighteenth century, about half of Baltimore's buildings were wood frame construction clad with horizontal wood boards. A city ordinance was passed in 1799 that forbade the construction of wood buildings, except for fire engine houses, brought on by fire devastations in London and Philadelphia. The 1869 E. Sachse & Co. bird's eye view of the City of Baltimore shows most of this area to be densely built-up, primarily with residential and mixed-use rowhouses with flat and side gabled roofs. Institutional buildings like churches and schools also dotted the neighborhood.

W. Baltimore Street evolved into a corridor of primary rowhouses with shops at the first floor and living quarters upstairs for the shop owners and their families. Most of these buildings were originally constructed with storefronts; they had two- or three-bays and ranged from being two- to four-stories tall, although most were three-stories. In an era when public transportation was not easily accessible, it was essential for people to live near or at where they worked. By the 1860s, there were rail lines for horse-

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drawn streetcars along Baltimore Street, providing convenient access for customers to these shops. However, these early streetcars were expensive to ride, thus primarily serving the middle- and upper-classes. These streetcars also provided these wealthier individuals, who were now living in Poppleton and other parts of West Philadelphia, a means to commute into Baltimore's city center.

The two- to three-story and two- to three-bay Federal style rowhouse, with shallow gables and dormers on a moderately-pitched side gabled-roof, was a popular form in pre-Civil War Baltimore. Smaller variations could have a lower-pitched gabled-roof and no dormer. There was often a prominent brick chimney on a gable end, and shutters flanking the windows. The building at 3 N. Fremont Street is a very modest example of such a building; it housed an upholstering business in 1879, and even then its interior was already linked to 764 W. Baltimore Street, another Federal style rowhouse. Many mixed-use buildings, however, had an extra floor and sometimes two added to provide more living space for the family that ran the shop below, as can be seen at 764 W. Baltimore Street.

The Italianate style began in 1850, but became popular in neighborhoods like Poppleton after the Civil War. Influenced by the country villas in northern Italy, the style had originated in England as part of the Picturesque Movement that reacted to the formal classical influences in architecture up until that time. After 1850, many Baltimore rowhouses were either designed or remodeled to include Italianate stylistic features. The flat-roof design had become the preferred standard over the gable roof, typical of the Federal style. The buildings grew taller and windows were lengthened and widened, becoming shorter on each successive floor and emphasizing the façade's verticality. Large and generally elaborate cornices, typically supported on consoles and incorporating dentil molding, crowned the buildings. Elaborate ornamentation such as brackets was also associated with Italianate doorways and windows, and cast iron was also incorporated in railings, balustrades, and widow boxes. Despite the elaborate nature of the new style, the Baltimore rowhouse retained its modest two-dimensional appearance; ornament continued to be applied to, rather than fully incorporated with, the façade.

Even in as early as the 1890s, the dynamics of Poppleton began to change, with new suburbs attracting city residents, which lead to decreased populations. In the 1930s, a section near the northeast corner of Poppleton was demolished for "slum clearance," and The Edgar Allen Poe Homes, a garden-style public housing project, was constructed in 1940 in the place of the former rowhomes. During the post-World War II years, the Poppleton area experienced a large loss of population. In addition, beginning in the 1960s, the construction of Route 40 along W. Mulberry Street and N. Martin Luther King Jr. Boulevard caused the demolition of hundreds of homes, destroyed the historic neighborhood cohesion, and interrupted the flow of traffic through the area.

Currently the Poppleton area surrounding the evaluated buildings is being redeveloped. A large number of buildings, both residential and commercial, are being demolished to make way for a new planned neighborhood development headed by the Department of Housing and Community Development and the Housing Authority. The project broke ground in 2010 to begin the first phase of the project. The area directly to the west of the evaluated buildings was recently developed as the University of Maryland Biopark. Meanwhile, 762 W. Baltimore Street is currently boarded up, while 764 W. Baltimore Street is occupied by a restaurant on the ground floor; it appears the rear portion of its kitchen is in 3 N. Fremont Avenue. The buildings remain austere examples of the Federal and Italianate architectural styles. They retain their original ground plan and form, as well as their façade fenestration. The building at 764 W. Baltimore Street has its original Italianate cornice, and all buildings retain their original fenestration and brickwork on the upper floors of their primary elevations. The 3 N. Fremont Avenue retains its prominent Federal style chimney. However, the first floors for each of the three buildings is now clad with a newer brick, and new door and window openings. The window sashes on the upper floors have been replaced or boarded up. In addition, it appears the rear wing of 762 W. Baltimore Street was reduced in size when an adjacent commercial building on N. Fremont Street was constructed. None of these buildings can be considered good examples of their styles.

#### MARYLAND HISTORICAL TRUST REVIEW

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Date

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Reviewer, National Register Program

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Date

Significance Evaluation

The properties at 762 and 764 W. Baltimore Street, and 3 N. Fremont Avenue were evaluated for inclusion in the National Register of Historic Places (NRHP) Criteria A, B, and C, using the guidelines set forth in the National Register Bulletin, "How to Apply the National Register Criteria for Evaluation." The grouping was evaluated as a small district.

The evaluated district is part of the historic development of the Poppleton area. This residential neighborhood was the result of Baltimore City's extensive growth, particularly due to the Industrial Revolution in the 1820s in major cosmopolitan areas in the United States. Early expansions went west into Poppleton where households of varying economic classes came to live and work; this included business owners who open up shops in buildings where they could live upstairs, such as along W. Baltimore Street. The evaluated parcels were part of this context, but on their own they do not contribute to it in an important way. Therefore, the evaluated parcels do not have an important association with events that have made a significant contribution to the broad patterns of our history, and therefore this district is not eligible under Criterion A.

Research has not shown that this cluster is associated with the lives of persons significant in the past. Therefore, they are not eligible for the NRHP under Criterion B.

The evaluated district represents modest and altered examples of Federal and Italianate Revival style rowhouses. At the times that they were constructed, these were the styles of choice. In addition, most, if not all, of the residences in the rapidly expanding city of Baltimore were rowhouses. To be eligible, these buildings would need to embody character-defining features that would make the houses good examples of such rowhouse development. This is not the case for these properties. The mixed-use buildings are not the work of a master and exhibit common materials and forms which have been altered over time; windows and doors have been replaced and new wall cladding added. In addition, the Italianate Revival cornice at 764 W. Baltimore Street, its most distinctive remaining character-defining feature, has been modified. Collectively, these alterations obscure the buildings' historic appearance and their integrity of design and materials. Because these buildings do not convey any distinctive characteristics or artistic values and have been altered, they are not representative examples of their style and/or type. In addition, the buildings do not constitute a historic district, and therefore are not eligible under Criterion C.

The properties at 762 and 764 W. Baltimore Street and 3 N. Fremont Avenue were not evaluated under Criterion D as part of this assessment.

Based on the evaluated criteria, the buildings at 762 and 764 W. Baltimore Street and 3 N. Fremont Avenue are not eligible for listing in the NRHP.

Works Consulted

"762-764 W. Baltimore Street (B-2706)." Poppleton Historic Study. Maryland Historical Trust, 1981.

Alexander, Robert L. "Baltimore Row House of the Early Nineteenth Century." The University of Iowa Press. 1975.

Anft, Michael. "Emnity Zone: Divided Poppleton Village Center Tries to Pick Up the Pieces." www.citypaper.com. 13 October 1999.

"Classified Ad 6." The Baltimore Sun. 14 April 1925, p.29.

<b>MARYLAND HISTORICAL TRUST REVIEW</b>	
Eligibility recommended _____	Eligibility not recommended _____
Criteria: ___A ___B ___C ___D	Considerations: ___A ___B ___C ___D ___E ___F ___G
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Reviewer, Office of Preservation Services	Date
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Reviewer, National Register Program	Date

Evitts, Elizabeth, "A Sweeping Urban Renewal Plan Strives to Remake West Baltimore." www.urbanitebaltimore.com.

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"Local Matters." The Baltimore Sun. 5 September 1842, p. 2.

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MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended \_\_\_\_\_ Eligibility not recommended \_\_\_\_\_

Criteria: \_\_\_A \_\_\_B \_\_\_C \_\_\_D Considerations: \_\_\_A \_\_\_B \_\_\_C \_\_\_D \_\_\_E \_\_\_F \_\_\_G

MHT Comments:

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Reviewer, Office of Preservation Services

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Date

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Reviewer, National Register Program

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Date

**ATTACHMENT A  
THE HISTORIC DISTRICT ADJACENT TO  
THE POPPLETON HOUSING INITIATIVE PROJECT AREA  
AS DEFINED IN THE 1975 POPPLETON HISTORIC SURVEY  
BALTIMORE, MARYLAND**

The Maryland Historical Trust has determined that only the southern portion of the 1975 Poppleton Historic Study Area is eligible for listing in the National Register of Historic Places and is, therefore, listed in the Maryland Register of Historic Properties. The historic district has not yet been named in order to avoid any confusion with the current redevelopment efforts being undertaken in the northern portion of the Poppleton Historic Survey Area (which was determined ineligible for listing in the National Register/Maryland Register). Although the Poppleton Housing Initiative will not directly affect the historic district, it will introduce new visual and audible elements and it has the potential to spark new development that may extend within the boundaries of the historic district. Those boundaries are generally defined as follows:

Northern Boundary - West Baltimore Street

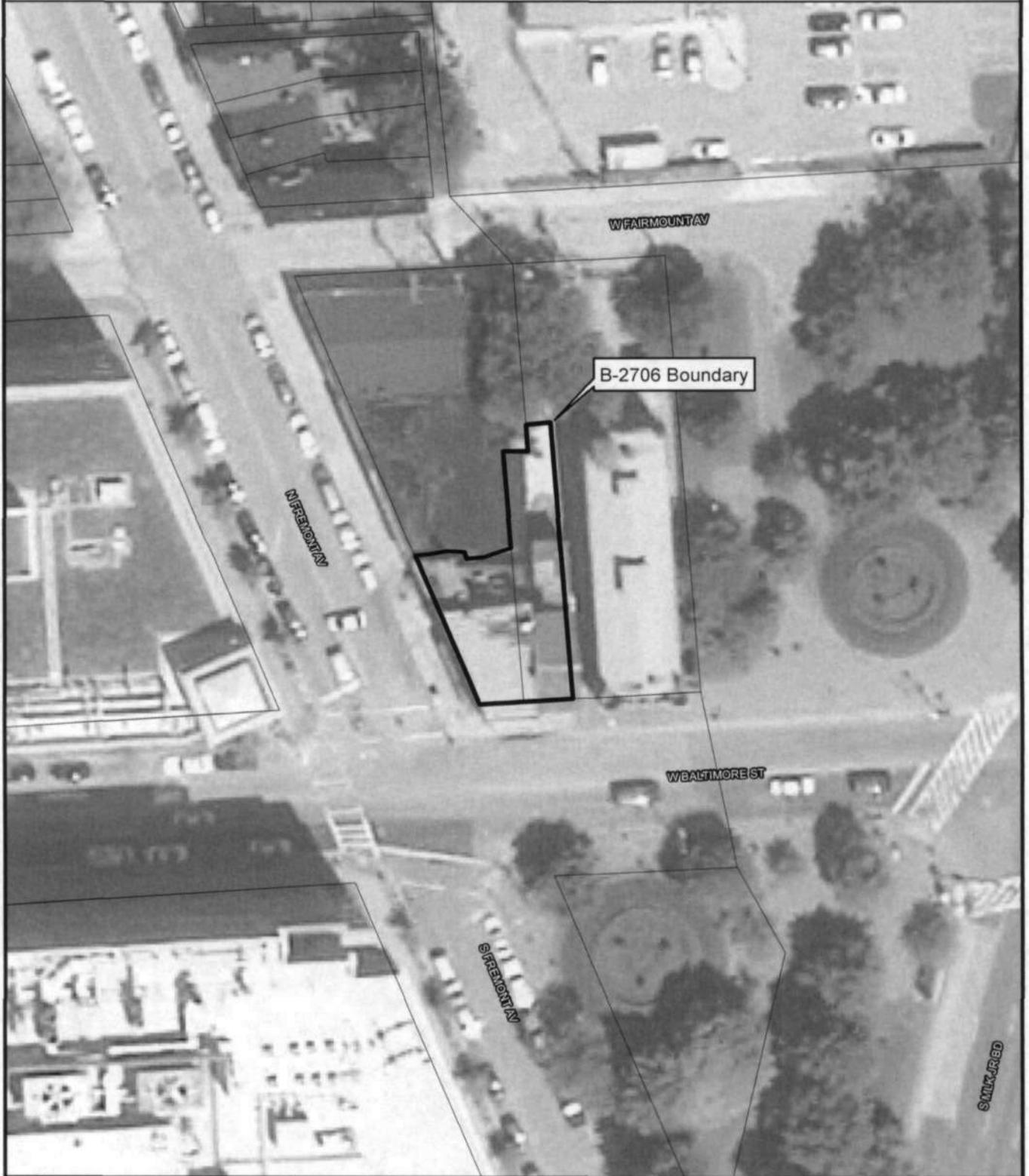
Southern Boundary - West Pratt Street

Western Boundary - the boundaries of the Union Square and Franklin Square National Register Historic Districts.

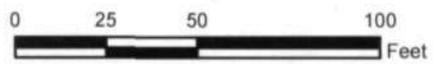
Eastern Boundary - Martin Luther King Jr. Boulevard and the boundaries of the Barre Circle National Register Historic District.

The National Register of Historic Places Nomination that will be prepared for the historic district should also include the few properties within the 900 Block of Lemmon Street that compose the small, local Railroad Historic District.

**762-64 W. Baltimore Street and 3 N. Fremont Avenue (B-2706)**  
**762-64 W. Baltimore Street and 3 N. Fremont Avenue**  
**Baltimore, Maryland**

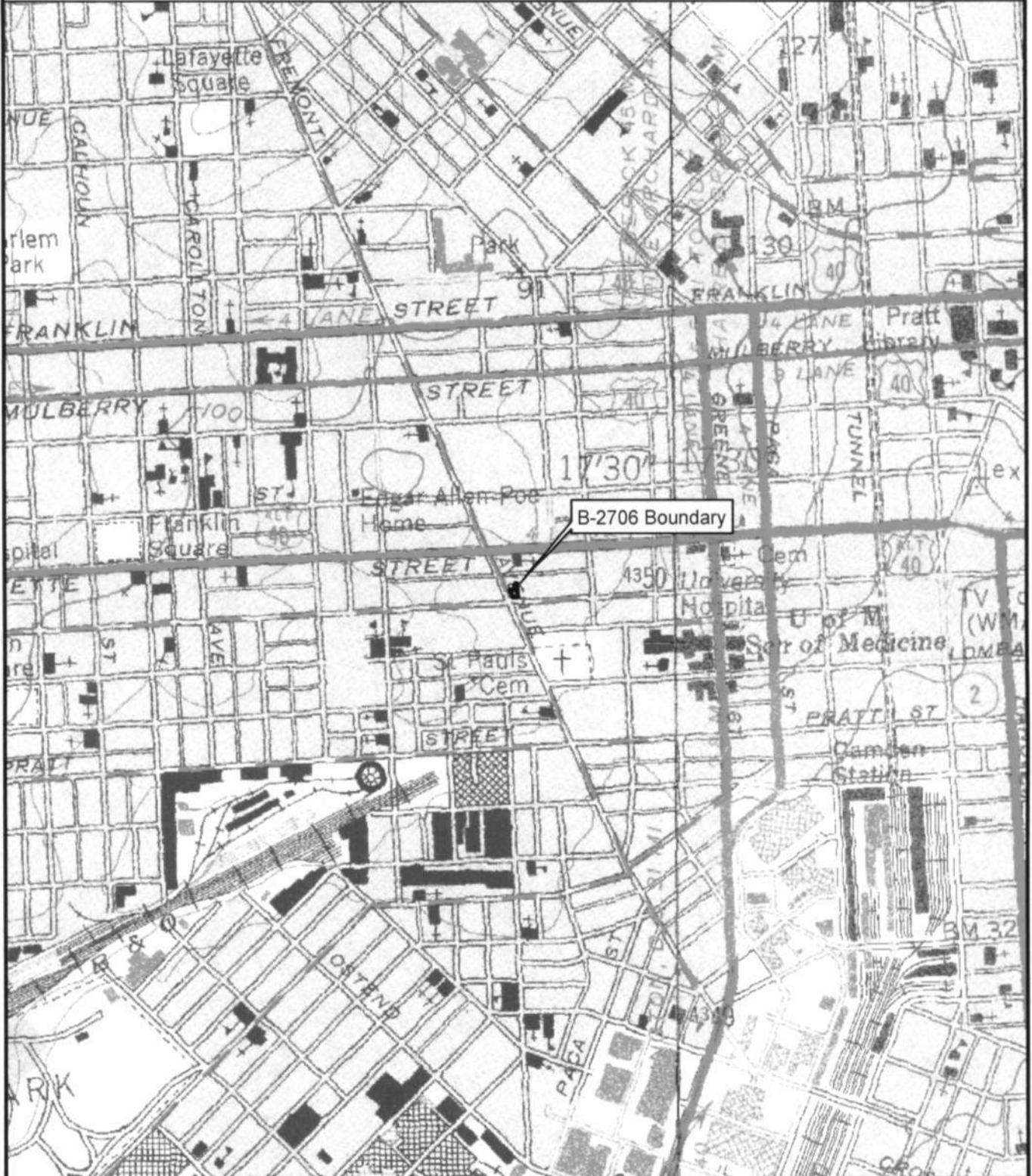


**Site Plan**



May 2012

**762-64 W. Baltimore Street and 3 N. Fremont Avenue (B-2706)**  
**762-64 W. Baltimore Street and 3 N. Fremont Avenue**  
**Baltimore, Maryland**



**Location Map**



May 2012

PHOTO LOG

**B-2706, 762-764 W. Baltimore Street**

B-2706\_2012-02-21\_01

-South façade, west elevation, looking northeast

B-2706\_2012-02-21\_02

-South façade, looking north

B-2706\_2012-02-21\_03

-West elevation, looking east

HP 100 Gray Photo ink on HP glossy premium plus photo paper. CD-R Gold.



B-2706

762-64 W. Baltimore Street

Baltimore City, MD

B. Roberts

2/21/12

South facade, west elevation, looking northeast

1/3



Silver Moon RESTAURANT  
Carry Out  
Tel: 541-2638

B-2706

762-64 W. Baltimore Street

Baltimore City, MD

B. Roberts

2/21/12

South facade, looking north

2/3



**Silver Moon** RESTAURANT  
Carry Out  
Call 547-2638

ATM

B-2704

762-764 W. Baltimore Street

Baltimore City, MD

B. Roberts

2/21/12

West Elevation, looking west at 764 W. Baltimore Street

3/3

POPPLETON HISTORIC STUDY

B-2706  
MA61#0427065404

<u>Block</u>	<u>Lot</u>	<u>Address</u>
626	27-28	762-764 W. Baltimore Street

Approximate age

<u>1800-1845</u>	<u>1845-1860</u>	<u>1865-1880</u>	<u>1880-1896</u>	<u>1896-on</u>
762	764			

<u>Rating</u>	<u>Architectural</u>	<u>Condition</u>			
A	Significant-save	good	fair	poor	bad
B	Quality-Indiv./groups-save	good	fair	poor	bad
(C)	Important to street/groups	good	fair	poor	(bad)
D	Insignificant/detrimental	good	fair	poor	bad

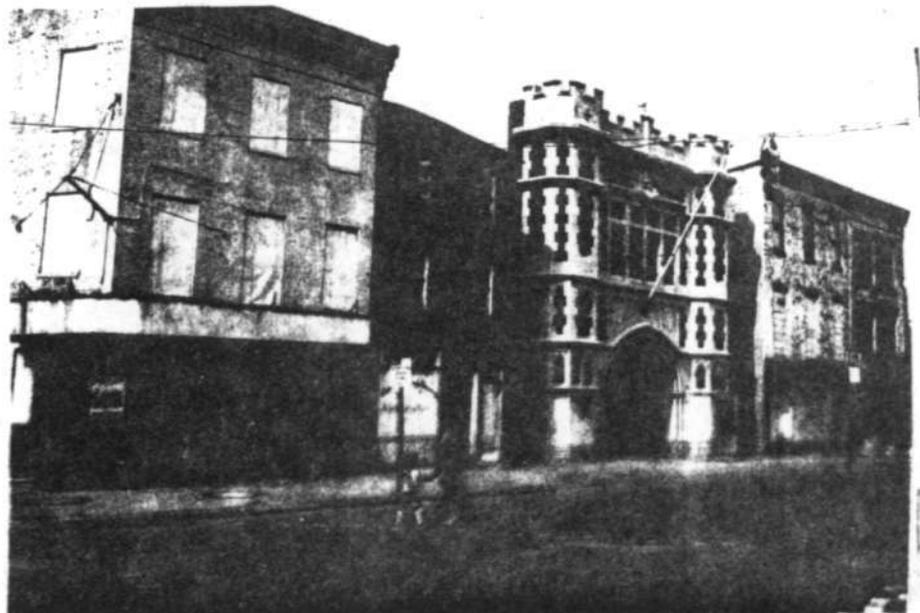
Notable features:

Number 764 has an ugly ground floor modern shop; the building could go but it provides a visual corner to the block.

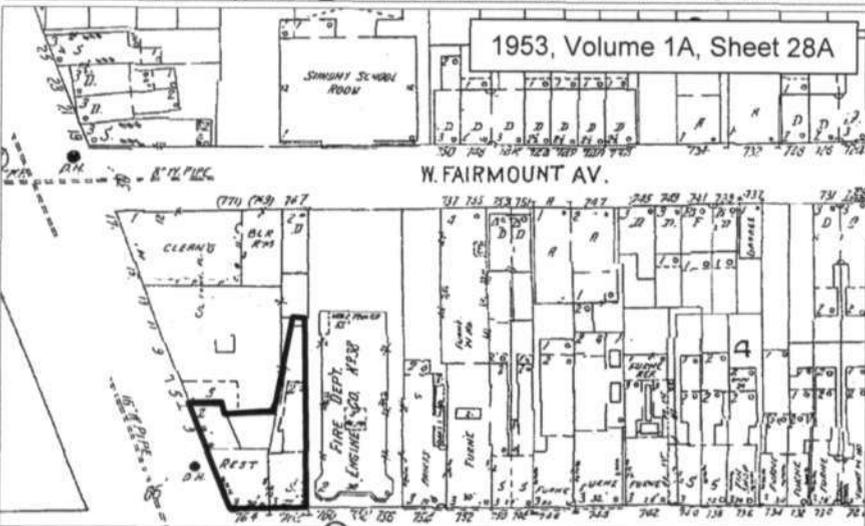
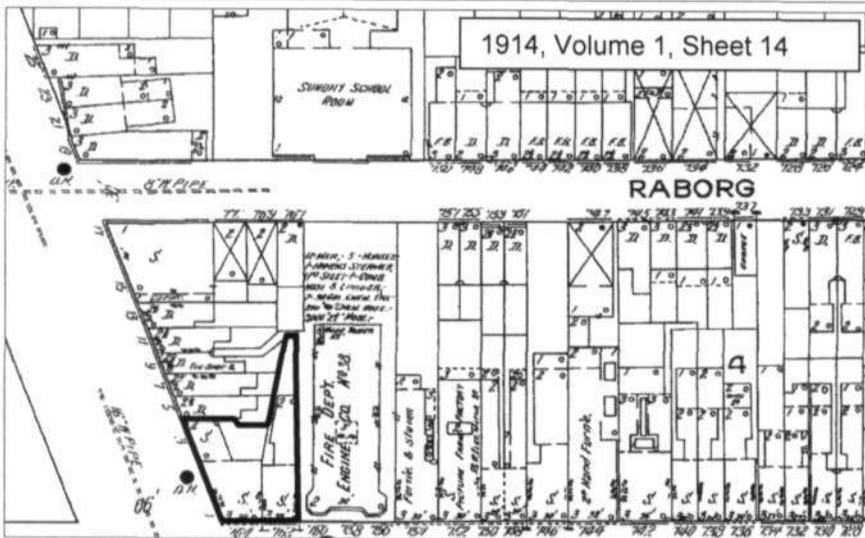
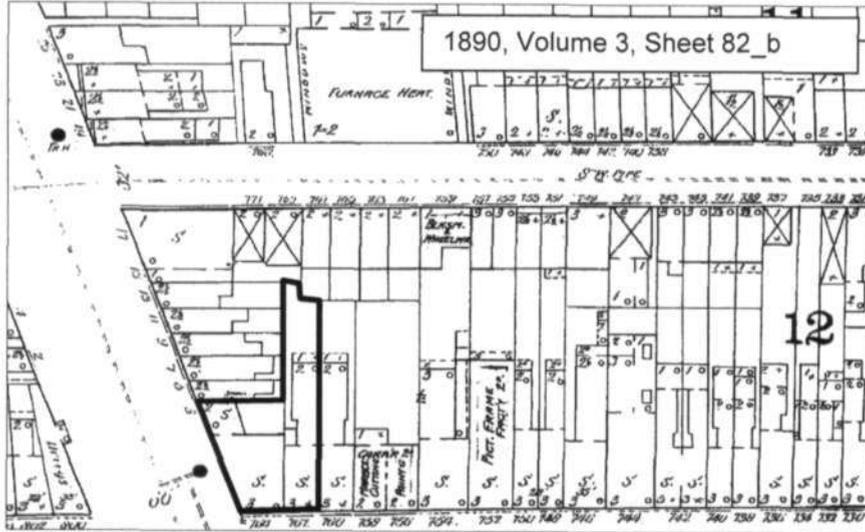
Number 762 is an early building which should be kept; it still has its 6/6 windows on upper foors.

Environmental context:

Number 764 is vacant; next to fire house and on a busy corner. Baltimore Street is to remain a two-way street.



B-2706  
762-764 W. Baltimore Street  
Sanborn Maps



B-2706  
762-764 W. Baltimore Street  
Block 626 Lots 027-028  
Baltimore City  
Baltimore West Quad.

