NPS Form 10-900
(Oct. 1990)

OMB No. 10024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word process, or computer, to complete all items.

1. Name of Property

historic name One Charles Center

other names B-4480

2. Location

street & number 100 North Charles Street ☐ not for publication

city or town Baltimore ☐ vicinity

state Maryland code MD County Independent city code 510 zip code 21201

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments).

Signature of certifying office/Title — Date 5-30-00

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments).

Signature of certifying office/Title — Date

State or Federal agency and bureau

4. State/Federal Agency Certification

I hereby, certify that this property is:
- ☐ entered in the National Register.
  - ☐ See continuation sheet.
- ☐ determined eligible for the National Register.
  - ☐ See continuation sheet.
- ☐ Determined not eligible for the National Register.
- ☐ removed from the National Register.
- ☐ other (explain): _____

Signature of the Keeper — Date of Action

B-4480

One Charles Center
Name of Property

Baltimore city, Maryland
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- ☒ private
- ☐ public-local
- ☐ public-State
- ☐ public-Federal

Category of Property
(Check only one box)

- ☒ building(s)
- ☐ district
- ☐ site
- ☐ structure
- ☐ object

Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
1		Buildings
		Sites
		Structures
		Objects
1	0	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

N/A

number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

COMMERCE/TRADE: Business
COMMERCE/TRADE: Specialty store
COMMERCE/TRADE: Restaurant
COMMERCE/TRADE: Bank

Current Functions
(Enter categories from instructions)

COMMERCE/TRADE: Business

7. Description

Architectural Classification
(Enter categories from instructions)

MODERN MOVEMENT: International Style

Materials
(Enter categories from instructions)

foundation CONCRETE
walls METAL: Aluminum
GLASS
roof OTHER: Built-up
other STONE: Marble

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets)

SUMMARY DESCRIPTION

One Charles Center, designed by Mies van der Rohe, is a 23 story aluminum and glass International Style office building constructed in 1962, the first modernistic office tower in Baltimore and the keynote of the city's nationally-recognized downtown urban renewal movement. A concrete-faced podium topped by a paved plaza forms the base for the T-shaped office tower, which is of reinforced concrete construction. The podium was designed to house retail space and underground parking. One Charles Center is situated between the older 19th and earlier 20th century buildings that line Charles Street and more recent International Style buildings that comprise Charles Center, the downtown urban renewal precinct. The interior of the office tower consists of an open, glazed lobby constructed around the service core of the building. Alterations to the building include removal of the floating stair on the west side of the building, replacement of the travertine paving and marble cladding on the podium, demolition of a plaza-level bridge on the south side of the building, and reworking of materials for the upper floor elevator cores. None of these changes affects the overall historic character of the office tower.

ARCHITECTURAL DESCRIPTION

One Charles Center is a 23 story, T-shaped, International Style office tower designed by Ludwig Mies van der Rohe. The building's site is bounded by Charles Street on the east; the Fidelity & Deposit Building, an early 20th century stone-faced office tower to the north; the Charles Center plaza to the west; and Fayette Street to the south. Lexington Street, which separated the Fidelity & Deposit Building from the One Charles Center site, was closed as part of the urban renewal effort. One Charles Center rests on a square-shaped reinforced concrete podium that accommodates the street grade, which slopes sharply up to the north. The podium is clad in pre-cast concrete panels that replace original travertine. The office tower rises from the plaza above the podium. A double height glazed lobby is centered within the structural grid of the aluminum clad reinforced concrete piers that support the office tower, which is clad in brown anodized aluminum with brown-tinted glazing.

The podium and below-grade space were designed to house parking and retail uses. The garage is accessed from Fayette Street. Pedestrian stairs from the garage lead to the Charles Center plaza on the west and into the lobby of the building. The retail space turns its back on Charles Street, one of Baltimore's most important thoroughfares. Only the west side of the podium, facing the urban renewal plaza, and the south side of the retail space in the southeast corner of the building are glazed. The retail space, which is presently unoccupied, is accessed from the southeast corner storefront, from the plaza, and from stairs that lead down from the office building lobby.

The office tower is roughly T-shaped. The truncated base of the T faces Fayette Street; the top of the T is parallel to the Fidelity & Deposit Building. The 18 ft. high lobby of the building occupies the central axis of the T. With the exception of the walls that enclose the elevator core, the lobby is fully glazed with plate glass. Entrances to the lobby are situated on the plaza above the podium. The primary entrance to the lobby is located

on the north side of the building along the center axis of the building. Secondary entrances, now closed, were located on the east and west lobby facades. A deteriorated concrete stair, now closed, leads from Charles Street to a closed entrance on the south end of the east side of the building. A floating stair, demolished in 1990, extended the footprint of the office tower on the west. This stair led from the urban renewal plaza below One Charles Center on the west to the north end of the west side of the building. The curtain wall for the office tower consists of brown anodized aluminum with brown glazing executed in a narrow, 4 ft. 8-1/2 in. module.

The rectangular lobby is divided into an I-shaped space by the two elevator cores situated to either side of its central axis. The interior of the lobby was designed with travertine marble floors and green Tinos marble walls. In the 1980s, the travertine was replaced with the present pre-cast pavers. Because One Charles Center was constructed as a speculative building, the only element of the office floors that Mies van der Rohe designed as finished space was the elevator core. Over the years, tenants and owners have gradually changed all the finishes in the upper floor cores.

Other than typical changes to tenant space on the upper floors, most of the changes to the building date to the late 1980s and early 1990s and have been confined to the podium level. The original travertine that clad the podium and constituted the lobby floors and plaza paving weathered poorly. Panels began falling off the building three years after it was constructed. Precast concrete replaced the exterior travertine; limestone replaced the interior floors. The elevator doors and jambs have also been replaced. Around 1990 Baltimore City replaced the floating stair and platform leading down to Center Plaza on the west side of the building with steps that provide direct access down to the lower plaza. A large circular fountain was installed on the south side of the podium plaza. In 1997, the 1963 Hamburger's Building, situated on a bridge above Fayette Street next to One Charles Center, was demolished. This demolition resulted in the removal of the wide plaza that spanned Fayette Street. While this demolition did not directly affect the Mies van der Rohe design for One Charles Center, it left awkward junctures at the south end of the podium plaza. The cumulative effect of all these changes does not affect the exterior appearance of the office tower, the most important character-defining feature of One Charles Center, and does not impair the overall integrity of the resource.

B-4480

One Charles Center
Name of Property

Baltimore city, Maryland
County and State

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

☒ A Property is associated with events that have made a Significant contribution to the broad pattern of our history.

☐ B Property associated with the lives of persons significant in our past.

☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity entity whose components lack individual distinction.

☐ D Property as yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply)

Property is:

☐ A owned by a religious institution or used for religious purposes.

☐ B removed from its original location.

☐ C a birthplace or grave.

☐ D a cemetery.

☐ E a reconstructed building, object, or structure.

☐ F a commemorative property.

☒ G less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance
(Explain the significance of the property on one or more continuation sheets)

Area of Significance
(Enter categories from instructions)

ARCHITECTURE
COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

1962-1968

Significant Dates

1962

Significant Person
(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Mies van der Rohe, Ludwig

9. Major Bibliographical References

Bibliography
(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets)

Previous documentation on files (NPS):

☐ preliminary determination of individual listing (36 CFR 67) has been requested
☐ previously listed in the National Register
☐ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey
#
☐ recorded by Historic American Engineering Record
#

Primary location of additional data:

☒ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government
☐ University
☐ Other

Name of repository:

STATEMENT OF SIGNIFICANCE

Constructed in 1962 as the first building of downtown Baltimore's urban renewal movement, One Charles Center was designed by noted International Style architect Ludwig Mies van der Rohe. The first of two buildings van der Rohe designed in Baltimore, One Charles Center meets National Register Criterion C as the work of a master. Although One Charles Center is less than 50 years old, Mies' recognized stature and the building's pioneering role in introducing International Style modernism to Baltimore make the speculative high rise office building exceptionally significant. The building derives additional significance under Criterion A, for its role in the early stage of Baltimore's downtown renaissance, which has been noted in the literature of urban planning. The period of significance of this locally important resource extends from its date of construction in 1962 to 1968, when riots following the assassination of Dr. Martin Luther King, Jr. undermined the ideals of the urban renewal movement.

HISTORICAL NARRATIVE

One Charles Center, designed by Ludwig Mies van der Rohe, marked the start of Baltimore's downtown urban renewal movement. In March 1958 the Planning Council, a group sponsored by the Committee for Downtown and the Greater Baltimore Committee, presented the City with plans for Charles Center, a 22 acre area bounded by Saratoga, Charles, Lombard, and Liberty Streets. This area of 19th and early 20th century buildings housed declining wholesale and light manufacturing uses and was situated between Baltimore's financial district on the east and the retail district centered at Howard and Lexington Streets on the west. The proposed program called for closing the street grid and erecting eight office towers and a hotel around a central open plaza. A small portion of the ground floors of the office buildings were to be devoted to retail use.[1]

By November 1959 the Baltimore Urban Renewal and Housing Authority issued a prospectus for a speculative office building. The winning developer would buy the site from the City, which would acquire the land. Instead of bidding for the land, developers were required only to commit themselves to paying $800,000, the appraised value of the 31,000 sq. ft. site. The program for the speculative office building was set by David Wallace, director of the Planning Council of the Greater Baltimore Committee. It required 30,000 sq. ft. of retail, 120 underground parking spaces, and 275,000 sq. ft. of office space. The prospectus called for a 20 to 25 story office tower surrounded by 2 to 3 story wings housing retail space. The detailed prospectus, narrow site, and requirement for notching the southeast corner left competitors with little choice but to design a narrow building with a long east-west axis. "Architectural excellence and design quality," the developer's qualifications, and the total project cost were selection criteria for the competition.[2]

[1]Michael P. McCarthy "Renaissance Rivalry in Baltimore: One Charles Center *vs.* One North Charles," pp. 196-197.
[2]Michael P. McCarthy "Renaissance Rivalry in Baltimore: One Charles Center *vs.* One North Charles," pp. 196-201 and J. Anthony Lukas, "Developers Give Center Unit Plans," *Sun*, March 2, 1960.

Six teams responded in March 1960, the due date for the proposals. The lure of a Mies van der Rohe building for downtown Baltimore proved irresistible. Mies' design for the building won out over 5 others, including that of Marcel Breuer, in the competition to develop the building. Competing teams included Bush Construction Company (Norfolk) with Charles F. McKirahan, James Rouse (Baltimore) with Rogers, Taliaferro & Lamb, Roscoe-Ajax Construction (Washington) with Edwin Weihe, the Blaustein interests (Baltimore) and renowned architect Marcel Breuer, and the E.J. Frankel Company (Philadelphia) and John Hans Graham. On May 4, 1960, the Baltimore Urban Renewal and Housing Commission announced their selection of Metropolitan Structures, a Chicago firm specializing in apartment buildings, and Mies van der Rohe. The Charles Center Architectural Review Board comprised of G. Holmes Perkins, chairman of the Department of Architecture at the University of Pennsylvania; Pietro Belluschi, dean of the School of Architecture at MIT; and Richard Hudnut, former dean at Harvard's Graduate School of Design, unanimously preferred the Mies design over Breuer's. Moreover the Planning Council of the Greater Baltimore Committee also unanimously favored the project team, noting that it was "by far the best in architecture." More importantly while Metropolitan Structures only bid $800,000 ($30/sq. ft.) for the site, they proposed to build the costliest building, a $12,000,000 structure. The cost of the building proved to be a persuasive factor since the City stood to gain from the increased property taxes a more expensive building would generate.[3]

Metropolitan Structures was a development firm based in Chicago. Headed by Bernard Weissbourd and comprised of Maxwell Fader, Irving Cherry, M.D. Oppenheim, Alan H. Levinson, and Herbert Channick, the firm carved out a niche in quality high rise International Style buildings, erecting structures in Newark, New York, and Detroit. They were important patrons for Mies, developing residential towers along Lake Shore Drive at 860 Lake Shore Drive (Chicago), Lafayette Park (Detroit), and Colonnade Park (Newark). For One Charles Center, they retained experienced New York office building architects, Emery Roth & Sons, to keep costs under control.

Both Charles Center and its premiere building, One Charles Center, received national attention from the time the Mies building was under construction. In 1964, the Urban Land Institute held a conference in Baltimore to herald Charles Center as an example of urban redevelopment. The *New York Times* published articles about One Charles Center; *Fortune* proclaimed the building one of "Ten Buildings that Point the Future."[4] Locally, the Baltimore Chapter of the American Institute of Architects presented One Charles Center with its First Honor Award.[5]

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[3]In contrast the Blausteins bid $876,000 for the site, almost a 10% premium over Metropolitan Structures. The competition prospectus stated that payment size would be considered only if two projects were otherwise equally rated. J. Anthony Lukas, "1st Building for Center is Awarded," *Sun* May 5, 1960 and Michael P. McCarthy "Renaissance Rivalry in Baltimore: One Charles Center *vs.* One North Charles," p. 203)

[4]"The New Environment: Ten Buildings that Point the Future," *Fortune*, October 1964. Other buildings in the group included Paul Rudolph's Yale School of Art and Architecture, I.M. Pei's Kips Bay Plaza, and James Sterling's Leceister Engineering Laboratory.

[5]Michael P. McCarthy "Renaissance Rivalry in Baltimore: One Charles Center *vs.* One North Charles," p. 210.

The architectural statement of the Mies building served several important ends. The International Style, which became the corporate standard of the mid-20th century, announced what many hoped would be downtown Baltimore's revitalization. In the same way Baltimore's 19th century Italianate commercial buildings revealed the city's desire to be a port center comparable to Italian renaissance cities, One Charles Center spoke to its 20th century aspirations. In 1960 Bernard Manekin, the leasing agent for the building, noted One Charles Center's appeal to out of town tenants, stating, "the aluminum and glass tower designed by Ludwig Mies van der Rohe, one of the world's leading architects, is 'a prestige building, the kind in which national corporations like to have their offices.'"[6] The building was to set an architectural standard for leasing and future design competitions in downtown Baltimore. As *Baltimore News-Post* reporter Robert Liston noted, "When one owns the Mona Lisa, after all, one doesn't hang an ink blotch next to it."[7]

A newspaper article touting the architectural quality of the submissions noted "the best known of the architects is Mr. van der Rohe, the German-born leader of the so-called 'international school of architecture' and designer of the Seagram Building in New York city and Illinois Institute of Technology."[8] Along with Frank Lloyd Wright (1867-1959) and Le Corbusier (1887-1965), Ludwig Mies van der Rohe (1886-1969) defined the formal canon for modern architecture in the 20th century. Mies' 1929 German Pavilion for the International Exposition in Barcelona is widely recognized as one of the masterpieces of International Style architecture. The abstraction of Mies' austere, rational buildings captured the spirit of the mid-20th century conception of modernism. Mies-inspired glass and metal compositions became the architectural emblem of post-World War II multi-national corporations. In 1937 Mies came to the United States, becoming founding director of the architecture program at the Armour Institute in 1938. For the next 20 years, he developed the campus plan and designed buildings for the school, which became the Illinois Institute of Technology. He also designed the Farnsworth House (1950), 860 Lake Shore Drive (1951), and several other office and apartment towers in the Chicago area and the Seagram Building in New York. After his academic retirement in 1958 he practiced architecture full-time, designing office and apartment towers in Chicago, Toronto, and New Jersey.[9] The Highfield House Condominium (1964) and One Charles Center are the only Maryland buildings designed by Mies.[10]

One Charles Center illustrates many trademark characteristics of Mies' architecture. The office tower at One Charles Center is an excellent example of the meticulously proportioned and detailed metal and glass curtain wall with which Mies is so closely identified. The building features an open, glazed lobby recessed under the structural piers supporting the office tower; upper floors consist of modular, open plan space that offers maximum tenant flexibility. The organization of space around the elevator and service core pioneered by Mies has been widely adopted in speculative office buildings.

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[6]J. Anthony Lukas, "National Firms Eye New Center," *Sun*, June 12, 1960.
[7]Robert Liston, "Wallace Given Much Credit for Center Design," *Baltimore News Post*, Jan. 24, 1961.
[8]J. Anthony Lukas, "Developers Give Center Unit Plans," *Sun*, March 2, 1960.
[9]Robert Packard and Balthazar Korab, eds., "Mies van der Rohe, Ludwig," *Encyclopedia of American Architecture*.
[10]John Dorsey and James D. Dilts, *A Guide to Baltimore Architecture*, third edition, pp. 80-81, 326-327.

One Charles Center is outstanding in the context of 1960s office building design in cities the size of Baltimore. Architectural historian Richard Longstreth has observed that in terms of its formal architectural characteristics, the building had no equal outside Chicago or New York at the time of its construction.[11]

The building also embodies many of the shortcomings of 20th century modernism that led architects and critics to reject International Style modernism in the late 20th century. In its architectural abstraction, the building takes little account of historic urban fabric. Its entrances are isolated from both the grade and grid of the street. One Charles Center turned its back on Charles Street, a major downtown artery; its entrances were oriented to the Charles Center Plaza, created by urban renewal, and on the plaza created by closing Lexington Street. The demands of formal design took precedence over practical considerations. Travertine marble pavers and slabs facing the building's podium quickly failed in the mid-Atlantic climate and were replaced by reinforced concrete pavers and panels. Book-matched green Tinos marble facing the lobby and elevator shafts weathered so poorly that it now also requires replacement with in-kind materials.

One Charles Center experienced considerably more success as an architectural event than a real estate venture. Its retail space, oriented to the interior of the building and to Charles Center Plaza, was always problematic. By 1980, the premier corner retail location, originally occupied by a bank, was turned into a Burger King. In 1973, locally based T. Rowe Price Associates bought the building from Metropolitan Structures.[12] Three years later the Baltimore & Ohio Railroad, by then a subsidiary of CSX, signed a carefully negotiated lease-to-buy agreement with T. Rowe Price.[13] When CSX moved its headquarters to Jacksonville, taking One Charles Center's major tenant with them, the building headed to default.[14] The building went through a succession of owners until Metropolitan Life Insurance Company foreclosed on the property in September 1993. Peter Angelos, a successful labor attorney deeply committed to Baltimore, rescued this major downtown landmark. In November 1996 his limited partnership purchased the property for $6 million. Mr. Angelos moved his operations into seven floors of the building. Artemis Properties, his real estate development enterprise, began making provisions to restore the property as part of a larger strategy to revitalize Baltimore's historic downtown.

While One Charles Center's appearance and functions are little changed today, the period of significance for the circumstances that created the building came to an end in 1968. In April 1968 major urban riots followed the assassination of Dr. Martin Luther King, Jr. The property destruction and challenge the riots posed to the social and political assumptions of urban renewal made 1968 a benchmark year in Baltimore and many other American cities. The economic and emotional transfer of community life from historic inner cities to suburbs, which had been underway since the early 20th century, was accelerated. In Baltimore, the riots intensified the

[1] Richard Longstreth, personal communication, February 8, 2000.

[12] "One Charles Center Sold," *Sun*, Dec. 31, 1973. A later newspaper article, cited below, speculated that T.Rowe Price purchased the building for $13,000,000.

[13] "One Charles Center Goes Over To B.&O.," *Evening Sun*, Aug. 5, 1976.

[14] Sherry Olson, *Baltimore: The Building of an American City*, p. 391.

shift away from urban renewal activities based on the heroic modernism of Charles Center. Baltimore's Inner Harbor, for which plans were unveiled in 1964, came to dominate downtown revitalization efforts.[15] Nevertheless, as noted architectural historian and Baltimore resident Phoebe Stanton recently noted, "One Charles Center continues to reign as the keynote statement of the optimism with which Baltimore undertook renovation and rebuilding of its downtown."[16]

[15]Robert Brugger, *Maryland, a Middle Temperament*, pp. 640-642 and Sherry Olson, *Baltimore: The Building of an American City*, pp. 387-390.

[16]Phoebe Stanton in John Dorsey and James D. Dilts, *A Guide to Baltimore Architecture*, third edition, p.46.

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"One Charles Center Goes Over To B.&O." *Baltimore Evening Sun* (5 August 1976).

"One Charles Center Sold." *Baltimore Sun* (31 December 1973).

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Spaeth, David. *Mies van der Rohe.* New York: Rizzoli, 1985.

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B-4480

One Charles Center
Name of Property

Baltimore city, Maryland
County and State

10. Geographical Data

Acreage of Property Less than one acre

UTM References Baltimore East, MD quad
(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing		Zone	Easting	Northing
1	18	360070	4350640	3			
2				4			

☐ See continuation sheet

Verbal Boundary Description
(Describe the boundaries of the property on a continuation sheet)

Boundary Justification
(Explain why the boundaries were selected on a continuation sheet)

11. Form Prepared By

name/title Betty Bird

organization Betty Bird & Associates date May 25, 2000

street & number 2607 24th Street, NW, Suite 3 telephone (202) 588-9033

city or town Washington state DC zip code 20008

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional Items
(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO)

name PGA One Charles Center Limited Partnership, Att: Wayne Gioioso, Artemis Properties, Inc.

street & number 100 North Charles Street, 12th floor telephone (410) 659-0100

city or town Baltimore state MD zip code 21201

Paperwork Reduction Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et. seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

Verbal boundary description

One Charles Center consists of the property roughly bounded by Charles Street, Fayette Street, the Charles Center Plaza, and the former roadbed of Lexington Street as more fully described in Liber 5987, Page 210 of the Baltimore City Land Records.

Verbal Boundary Justification

These boundaries constitute the property historically associated with One Charles Center.

B-4480
E CHARLES
CENTER
BALTIMORE
CITY, MD
18-360070
4350640

Mapped by the Army Map Service
Edited and published by the Geological Survey

FAYETTE ST.

B-4180

ONE CHARLES CENTER

BALTIMORE CITY, MARYLAND

BETTY BIRD

NOVEMBER 1999

MARYLAND SHPO

VIEW FROM SE SHOWING SOUTH + EAST FACADES

S024NOR 100499 P058

1 OF 8

B-4480

ONE CHARLES CENTER

BALTIMORE CITY MARYLAND

BETTY BIRD

NOVEMBER 1999

MARYLAND SHPO

5024 +1 100327 P038

VIEW FROM NW SHOWING NORTH + WEST FACADES - STEPS IN FORE GROUND ADDED BY CITY

2 OF 8

3-4480

ONE CHARLES CENTER

BALTIMORE CITY, MARYLAND

BETTY BIRD

NOVEMBER 1999

MARYLAND SHPO

S023NOR T00354 P063

DETAIL OF CURTAIN WALL - SE CORNER OF BLDG

3 OF 8

B-4480

ONE CHARLES CENTER

BALTIMORE CITY, MARYLAND

BETTY BIRD

NOVEMBER 1999

MARYLAND SHPO

S024NOR T00673 P071

LOBBY-VIEW FROM SE

4 OF 8

JEWELRY-COS

B-4480

ONE CHARLES CENTER

BALTIMORE CITY MARYLAND

BETTY BIRD

NOVEMBER 1999

MARYLAND EHFO

INTERIOR: LOBBY - 9 ROOM WEST

5 OF 8

S023 +1 100321 P026

B-4480

ONE CHARLES CENTER

BALTIMORE CITY, MARYLAND

BETTY BIRD

NOVEMBER 1999

MARYLAND SHPO

S023NOR T00539 P074

LOBBY-VIEW FROM SE TO ELEVATOR CORE

6 OF 8

EUROPE

B-4480

ONE CHARLES CENTER

BALTIMORE CITY, MARYLAND

BETTY BIRD

NOVEMBER 1999

MARYLAND SHPO

S023 +1 T00700 P032

12TH FLOOR OFFICE CONFERENCE ROOM

7 OF 8

EXIT

BHMEO

ONE CHARLES CENTER

BALTIMORE CITY, MARYLAND

BETTY KIRD

NOVEMBER 1999

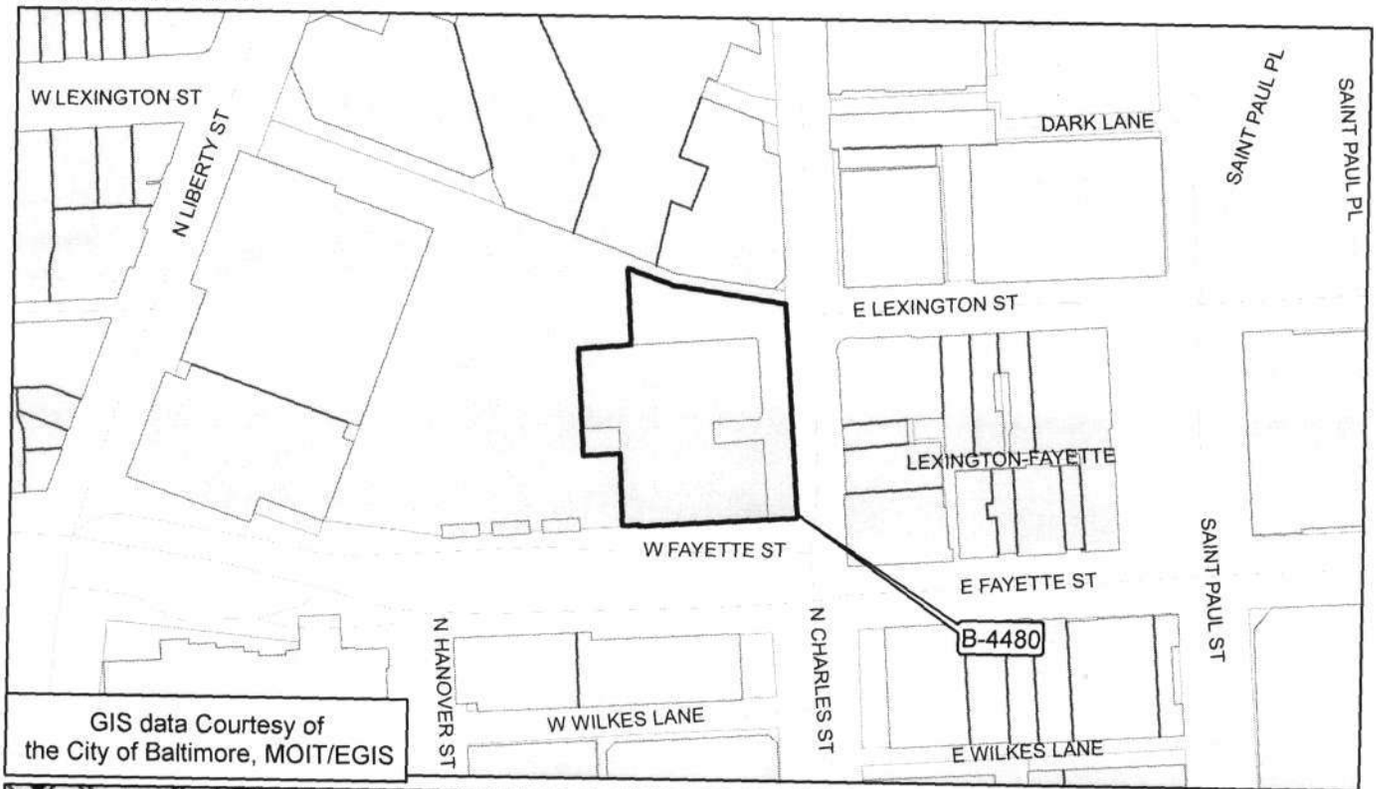
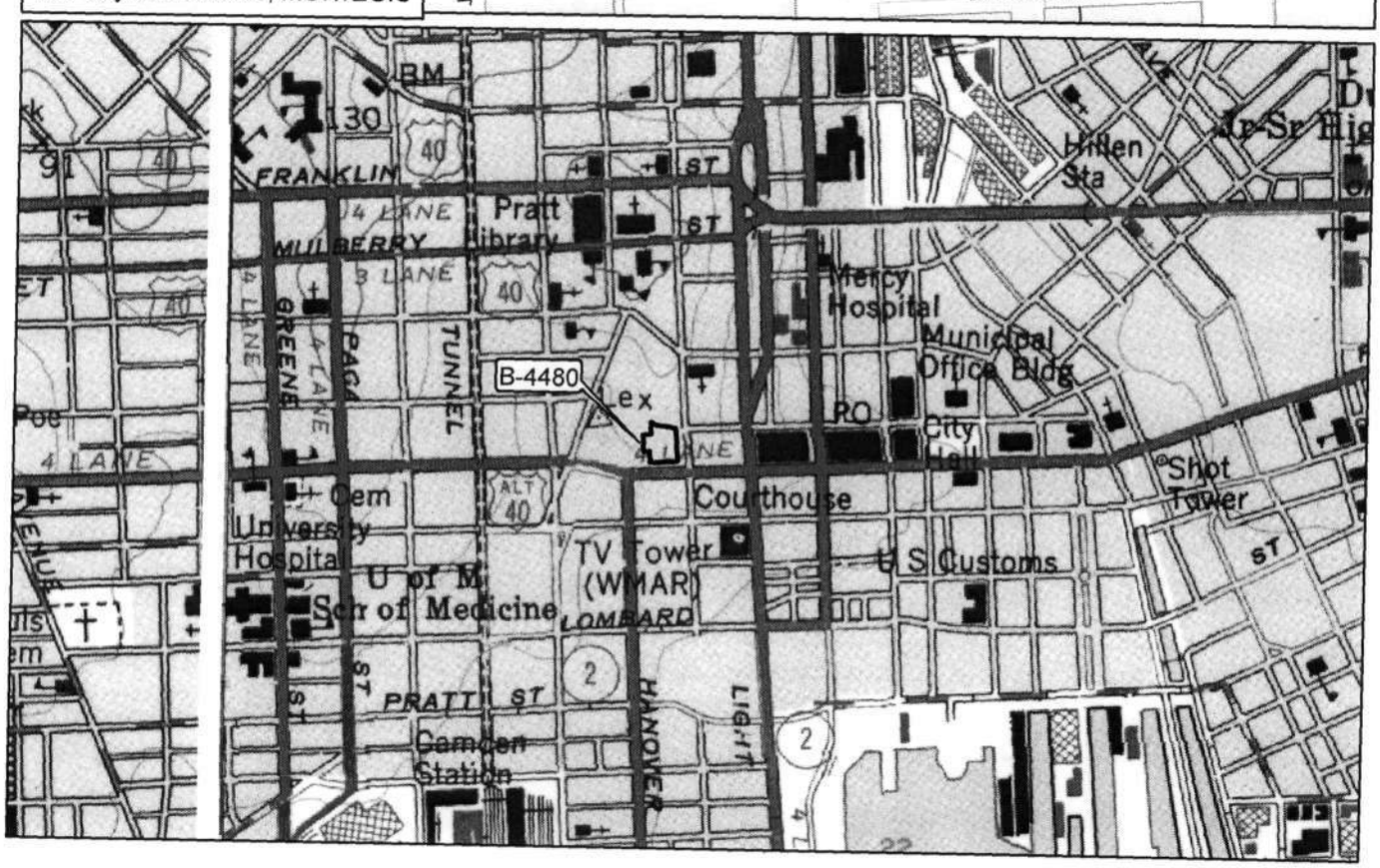
MARYLAND SHPO

S023NOR T00570 P035

I MAJOR : 12TH FLOOR ELEVATOR LOBBY SHOWING ALTERATIONS

8 OF 8

B-4480
One Charles Center
100 N. Charles Street
Block 0601, Lot 003
Baltimore City
Baltimore East Quad.



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