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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 processor, or computer, to complete all items.

1. Name of Property

historic name Mercantile Deposit and Trust (B-5305)  
other names Charles Center Parcel 12; 2 and 10 Hopkins Plaza

2. Location

street & number 111 West Baltimore Street  not for publication  
city or town Baltimore  vicinity  
state Maryland code MD county Baltimore City code 510 zip code 21202

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).

*Elizabeth Hughes* 9-24-2018  
Signature of certifying official>Title Date  
\_\_\_\_\_  
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 official/Title Date  
\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service 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 *Jan Kelly* Date of Action 11-5-2018  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Mercantile Deposit and Trust (B-5305)  
Name of Property

Baltimore City, Maryland  
County and State

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply)

**Category of Property**  
(Check only one box)

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

- private
- public-local
- public-State
- public-Federal

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

Contributing	Noncontributing	
2	0	buildings
0	0	sites
0	0	structures
0	0	objects
2	0	Total

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

**number of contributing resources previously listed in the National Register**

N/A

0

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

**Current Functions**  
(Enter categories from instructions)

COMMERCE/TRADE: Business

WORK IN PROGRESS  
DOMESTIC: multiple dwelling  
COMMERCE/TRADE: business  
VACANT

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

**Materials**  
(Enter categories from instructions)

MODERN MOVEMENT

foundation N/A  
walls CONCRETE  
roof N/A  
other Bronze, glass

**Narrative Description**

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

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# National Register of Historic Places Continuation Sheet

B-5305  
Mercantile Deposit and Trust  
Name of Property

Section 7 Page 1

Baltimore City, Maryland  
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## Description Summary:

The Mercantile Deposit and Trust building is a 22-story reinforced concrete modernist office building (2 Hopkins Plaza) with a square 3-story glass pavilion (10 Hopkins Plaza), constructed in 1969 at the southeast corner of Hopkins Place and West Baltimore Street in downtown Baltimore. The site was designated Parcel 12 in Baltimore's iconic Charles Center redevelopment plan. Designed by the prominent local architectural firm of Peterson and Brickbauer, widely recognized for their impact on the modern movement in Maryland, the building is characterized by functionally explicit massing, elegant proportions, and richly textured materials. It was one of the first reinforced concrete high-rise buildings developed in the state. The associated pavilion is distinctive in its form, massing, and transparent character. Both the office building and pavilion retain a high degree of integrity.

## General Description:

### *Site and setting*

The Mercantile Deposit and Trust Building and its pavilion occupy an ell-shaped lot at the southeast corner of Hopkins Place and West Baltimore Street in downtown Baltimore. The property forms the northwest corner of Hopkins Plaza, one of three pedestrian plazas that anchored the Charles Center redevelopment. The legal description of the property that appears on the land title survey is set forth below:

Being all that parcel of land at the southeast corner of Baltimore Street and Hopkins Place containing 1.37 acres of land, more or less, known as Development Area No. 12 – Charles Center Project together with a perpetual easement for the construction, maintenance, operation and use of a private vehicular tunnel and ramp within a portion of the former bed of Hopkins Place (now closed) in Baltimore City, State of Maryland.

The length of the rectangular Mercantile Bank Building faces north onto West Baltimore Street; its shorter ends face east onto Hopkins Plaza and west onto Hopkins Place. The smaller, square pavilion is situated south of the office building on Hopkins Place. The pavilion mediates the western edge of Hopkins Plaza between Mercantile Bank and the Fallon Federal Building to its south. The height and siting of the pavilion provided views of the Baltimore Arena to the west of Hopkins Plaza. A three-level parking garage and loading facility extends under the property below the plaza. The ramped entrance to the garage is located at the northwest corner of the site on Baltimore Street. The exit from the garage at the south end of the property emerges onto Hopkins Place at Lombard Street, south of the Fallon Federal Building. For the most part, the site is surrounded by buildings constructed in the 1960s and 1970s.

The City demolished the elevated skywalk that ran along the north side of the pavilion at the 2<sup>nd</sup> floor level and the Morris Mechanic Theatre that anchored the east end of Hopkins Plaza. Hardscape features such as light fixtures, median strips, planters, and paved plazas still survive. Much of the plaza paving has been replaced with more durable pavers. The small reinforced concrete elevator enclosure that served the demolished skywalk survives south of the east end of the office building.

*Mercantile Deposit and Trust Building (2 Hopkins Plaza) – exterior*

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The Mercantile Deposit and Trust Building is a 22-story rectangular reinforced concrete modernist office building. Paired, load-bearing concrete piers demarcate the seven bays of the long north and south facades. The elevator, restrooms, and stair core occupy a rectangular concrete core tower that projects north of the mass of the building between the 4<sup>th</sup> and 6<sup>th</sup> bays from the east. The notched form of the asymmetrically placed core tower expresses the two banks of elevators, restrooms, and stairs that the tower houses. On the east and west facades of the building, blind reinforced concrete walls separate the shorter facades into two shallow bays. The building terminates in a two-story high concrete band that screens the building's flat roof above a blind mechanical penthouse floor. There are two entrances each on both the north and south sides of the building. The egress from a fire stair empties onto Hopkins Plaza from the center of the east façade. Recent gates and metal grilles now screen the short east and west facades at the 1<sup>st</sup> floor level.

The 1<sup>st</sup> floor houses the building lobby, a large banking hall, and a smaller office suite. This ground floor is recessed behind the paired concrete piers and mass of the floors above on the north and south. The double-height 1<sup>st</sup> floor storefront glazing is set well back from the street face of the vertical piers. In 2002, the glazed wall was reworked with thermal glass within the original frames. Additional muntins were added to support the heavier glass. (The original glazing survives in the glazed interior wall at the east end of the lobby.)

The fenestration pattern and subtle, well-detailed ribbon windows enrich the building's office floors. Reinforced concrete floors read as spandrels. Bronze glazed windows set within anodized bronze window frames extend the width of each bay on the north and south façades. The thin mullions create a subtle ABBBBBA glazing pattern; the width of the "A" light echoes the width of the reinforced concrete pier at the edge of the bay. Two rolled profile chromium-finished steel rods extend from the 2<sup>nd</sup> to the 21<sup>st</sup> floor in front of each bay, adding a vertical element that contrasts with the darker office windows behind. These rods once anchored window-washing equipment. Single, plate glass windows are set within the recess between the two load-bearing concrete piers that separate the seven, larger bays. The east and west facades feature paired plate glass windows recessed between the blank concrete bays. The center mullion of the bronze window frame adds additional vertical emphasis to this narrow façade. A deeply recessed ribbon window bisects the core tower on each floor. In the 1980s and 1990s, reflective low-E film was added to the interior of the windows for energy efficiency.

The rich texture, warm hue, and finish details of the exterior of the building are noteworthy. The reinforced concrete employed local Linthicum sand and Kips Bay cement, producing a beige surface rather than the greenish gray customarily associated with reinforced concrete. Allowing the concrete to dry within the formwork for a longer period created the warm, golden hue of the building. The bush-hammered surface, sloping entasis of the structural piers, coffered underside of the projecting bays, and subtle curve of the granite pavers meeting the base of the reinforced concrete piers contribute to the building's refined appearance. The anodized bronze window frames and bronze glazing complement the warm hue of the reinforced concrete.

The extension of exterior finishes into the 1<sup>st</sup> floor lobby creates a visual connection between public and private space. The reinforced concrete coffers of the 2<sup>nd</sup> story floor structure form the underside of the projecting bays and the lobby ceiling. The small square granite pavers at the entrances constitute the lobby floor. The bush-hammered surface of the reinforced concrete core tower is exposed in the lobby. The bronze frame for the storefront glazing employs the same complex rectilinear profile on both its interior and exterior sides. Bronze-framed glass cylinders bisect the glazed wall and house the revolving entrance doors.

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### *Mercantile Deposit and Trust Building (2 Hopkins Plaza) - interior*

The ground floor of the building is an expansive, double-height open lobby flanked by a large banking hall at the east end of the building and a small, two-story office suite on the west. Bronze-framed interior curtain walls separate the banking hall and office suite from the lobby. The structural ceiling consists of exposed reinforced concrete coffers between concrete beams. For the most part, flooring consists of small square granite pavers. The six-light curtain wall for the banking hall on the east with its complex rectilinear frame is likely unchanged. The subtle variation of the cylindrical nickel-silver door jamb contrasts with the darker bronze of the curtain wall frame.

The elevator bank and core functions are situated within the reinforced concrete core tower that projects out from the building on the north. The walls of the elevator bank are faced in marble. A long, low slab of the same marble forms a floating bench opposite the elevators in the lobby. Two marble-faced phone booths survive at the northwest end of the elevator core; a similar space at the northeast end of the core was gutted and reworked as a utility closet.

The main lobby space was modernized with new pendant lights, a new guard desk, and wood veneer in 2007 when PNC Bank acquired Mercantile Bank. Changes to the finish of the elevator doors, which matched the nickel-silver finish that survives in the interior curtain wall doors to the banking hall, also likely date to this modernization campaign.

The banking hall, designed to house Mercantile Deposit and Trust, still retains its original volume even though its finishes have been reworked. This larger retail space occupies three of the building's seven bays. A private elevator is situated on its west wall. PNC Bank removed the traditional teller stands and inserted a corner office after 2007. The west elevator marble wall, the floor, and the marble delineating the floating wall on the east likely date to the PNC alterations. The other 1<sup>st</sup> floor tenant space, the office suite on the west, has been extensively altered. The original configuration of its 2<sup>nd</sup> floor, which may have been designed as a partial mezzanine, is unknown. Other than elements of its lobby-facing curtain wall and the structure of the reinforced concrete stair to its mezzanine level, most of its features and faux Georgian revival finishes appear relatively recent.

Office space on the upper floors of the building was altered over the years in a fashion typical of speculative office buildings. The building's narrow footprint and placement of the elevator core and toilet rooms accommodated a variety of office layouts. Major tenants could customize space on multiple floors to one side of the elevator bank as Mercantile Bank did on the 8 floors above the banking hall. The law firm Venable, Baetjer & Howard constructed a utilitarian stair that served only their offices on the upper floors.

The elevator core on each floor features bush-hammered reinforced concrete walls. Views north from the office space into the core terminate in floor-height tripartite glazing. A granite bench extends between the two reinforced concrete walls to either side of the window. Restrooms are located on each side of the window north of the elevators. Full-height windows light the office space; heat registers run above the floor in front of the windows.

### *The Pavilion (10 Hopkins Plaza)*

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The pavilion is a three-story, square glass building located on Hopkins Place between the Mercantile Bank Building and the Fallon Federal Building. The pavilion's structure employs the same reinforced concrete as the office building. The building has a flat reinforced concrete roof; reinforced concrete panels terminate the building. The interior of the pavilion has been heavily altered, obscuring the original concrete structure, which would have been visible through the pavilion's glass curtain walls. Four bush-hammered cross-shaped concrete columns support the roof structure. These columns anchor tapered concrete cantilevered beams bearing the coffered ceiling and roof. An egress stair, elevator, HVAC, and restrooms were housed within two free-standing, rectangular reinforced concrete towers. These interior towers extend only three-quarters of the way to the ceiling below the roof. A reinforced concrete mezzanine at the 2<sup>nd</sup> floor level connected to a platform associated with the skywalk, now gone. Granite exterior stairs descend from this 2<sup>nd</sup> floor platform on the north side of the building. The full 2<sup>nd</sup> floor may be a later insertion. In 1999, glazing above the 1<sup>st</sup> floor was replaced with thermal glazing. In 2000, a 3<sup>rd</sup> floor was added when the building was converted to a medical clinic. With the exception of structural features, the utilitarian stair rail at the fire stair, and the frame for the revolving door, interior finishes date to the medical clinic occupancy.

### *Integrity Considerations*

Alterations to the Mercantile Deposit and Trust Building and its pavilion are consistent with commonplace changes to late 20<sup>th</sup> century speculative office buildings and free-standing retail buildings. For the most part these changes relate to energy efficiency measures, tenant improvements, mechanical systems changes, and cosmetic upgrades. Mercantile Deposit and Trust continues to possess integrity of location, design, setting, materials, workmanship, feeling, and association. The demolition of the skywalk and the Morris Mechanic Theatre has affected the character of Hopkins Plaza more than it affected the Mercantile Deposit and Trust Building and its pavilion. The striking response of the competition-winning scheme to its redeveloped downtown setting is still evident. The pavilion retains most of the character-defining features of design -- its elegant massing, transparency, and relationship to other buildings and Hopkins Plaza. Its noteworthy reinforced concrete structural columns and roof framing remain.

**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 whose components lack individual distinction.
- D** Property has 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)

COMMUNITY PLANNING & DEVELOPMENT  
ARCHITECTURE

**Period of Significance**

1969-1975

**Significant Dates**

1969

**Significant Person**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

PETERSON & BRICKBAUER, architects  
EMERY ROTH & SONS, builders

**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:

\_\_\_\_\_

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### Summary Statement of Significance:

Mercantile Deposit and Trust, designed by Peterson and Brickbauer in 1965, was the competition-winning design for Charles Center Development Parcel 12. Completed in 1969, the property includes the 22-story reinforced concrete office building (2 Hopkins Plaza) and its 2-story glass pavilion (10 Hopkins Plaza). Mercantile Deposit and Trust meets both National Register Criteria A and C. It meets Criterion A because it exemplifies the local impact of the architectural ideals of one of the most influential urban renewal plans of the late 20<sup>th</sup> century – the Charles Center redevelopment plan. It meets Criterion C because the property is an outstanding example of the work of Peterson and Brickbauer, a significant local architectural firm widely recognized for their impact on the modern movement in Maryland. Its innovative, expressive use of structural concrete is especially noteworthy. Mercantile Deposit and Trust's period of significance extends from the date of its completion in 1969 to 1975, when the Charles Center plan was fully implemented.

Mercantile Deposit and Trust meets National Register Criteria Consideration G for exceptional local significance for both Criterion A and Criterion C. The property meets Criterion A for its association with Charles Center's architectural development (1958-1975). The building possesses exceptional significance because it represents the local impact of the revitalization ideals embodied in the ground-breaking, nationally recognized Charles Center Master Plan. The building has exceptional local significance under Criterion C because of the importance of Peterson and Brickbauer to the modern movement in Maryland and because of the office tower's significance as one of the first exposed reinforced concrete high rise office buildings in the state.

Mercantile Deposit and Trust possesses a high degree of architectural integrity. Its integrity of location, setting, and design convey the property's association with the lasting impact of Charles Center Redevelopment (Criterion A). Its integrity of design, workmanship, and materials well conveys its significance under Criterion C. The property is currently being rehabilitated in accordance with the Secretary of the Interior's Standards, preserving its character-defining features. Its continued preservation is especially important in light of the demolition and erosion of architectural character within the Charles Center Redevelopment Area.

### Resource History and Historic Context:

#### SECTION 1

##### *Criterion A – Translation of Charles Center urban redevelopment ideals into architectural form*

The Charles Center redevelopment was one of the most carefully examined and significant urban redevelopment plans of the mid-20<sup>th</sup> century. While aspects of the plan were controversial, the legacy of its conceptual framework and implementation endures in public policy and architectural design. Despite the national significance of the ground-breaking plan, the loss of key buildings and unifying streetscape features has eroded its vision.<sup>1</sup> At the time of its inception, the

<sup>1</sup> The demolition of the Morris Mechanic Theatre, redesign of public plazas, removal of skywalks and signature street furniture, and major façade upgrades have changed the architectural character of the Charles Center redevelopment precinct.



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plan pioneered the linkage of public/private development, set new standards for the role high quality design could play in successful revitalization, and introduced large-scale modern architectural design for Baltimore's commercial buildings.

The master plan for the Charles Center redevelopment was a private sector initiative to knit Baltimore's retail district on the west to its business and government district to the east. The plan had major intended and unintended effects that linger to this day. Because of its exceptional significance, historians, urban planners, architects, and public policy analysts have devoted considerable attention to the plan and its impact on Baltimore and other urban areas in the nearly 60 years since its inception.

For all its flaws, the Charles Center redevelopment plan, unveiled in 1958 and completed in 1975, left a lasting legacy to Baltimore and Maryland.<sup>2</sup> Charles Center promoted civic optimism by following Daniel Burnham's dictate "to make no little plans; they have no magic to stir men's souls." The renewal plan was implemented in a little under 20 years and considered by most to be an immediate success – paving the way for the more difficult, large scale revitalization plan for the Inner Harbor. The redevelopment project set new standards in architectural design for Baltimore's commercial buildings. The competition for Charles Center development sites resulted in striking modern buildings that illustrated the role high quality architecture played in establishing what Kevin Lynch called the image of a city. Most importantly, the Charles Center buildings introduced large-scale modern architectural design for commercial office buildings to Maryland.

In March 1958 the Planning Council, a private sector group sponsored by the Committee for Downtown and the Greater Baltimore Committee (GBC), presented the City with plans for Charles Center, a 22 acre area bounded by Saratoga, Charles, Lombard, and Liberty Streets. This area of 19<sup>th</sup> and early 20<sup>th</sup> 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. Charles Center was devised as an innovative mixed-use plan that combined government and private office space, housing, retail, restaurants, and a theater. Deliberately limited in scale and purpose, the plan incorporated four major historic buildings. The GBC and the City jointly acquired 12 blocks for the venture, which was largely completed in 15 years in accordance with the initial master plan.

The plan combined public and private effort in an unprecedented manner, linking private capital and developers with public space and amenities. Speculative office buildings were constructed on public plazas; private garages were developed under public streets. Charles Lamb (principal of the local firm that became the national giant RTKL as a result of its work on Charles Center) noted how striking this cooperation was, "It is very complicated to build that way. In its time, the plan was unheard of – eons ahead of what other cities were doing."<sup>3</sup>

### Historic Perspective on the Charles Center Plan

The Charles Center Plan received immediate national notice and has been the subject of scholarly analysis and attention over the years. *The Architecture of Baltimore*, published in 2004, noted that

<sup>2</sup> Charles Center South, the last Charles Center building to be completed, was finished in 1975. RTKL designed the building, which serves as the linchpin between the Charles Center and Inner Harbor developments, to be significantly taller than it is.

<sup>3</sup> Charles Lamb as quoted by Edward Gunts, "Urban Alchemy: Baltimore Architecture" in *Baltimore: A Living Renaissance*, p. 204.

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... Charles Center represented an improvement over civic centers that did not have as many uses or show as much sensitivity to their surroundings. As *Fortune* magazine put in in 1958, 'it looks as if it were designed by people who like the city.'<sup>4</sup>

The Baltimore Urban Renewal and Housing Agency (BURHA) pioneered a management structure that allowed for direct, confidential negotiation with commercial developers subject to final City approval. The power and composition of the Architectural Review Board that evaluated all development proposals (with the exception of federal projects such as the Fallon Federal Office Building which by law are not subject to local building codes or design review) gave unprecedented importance to architectural design in the award of development sites. The eminent architectural school deans Joseph Hudnut (Harvard University), Pietro Belluschi (Massachusetts Institute of Technology), and Holmes Perkins (University of Pennsylvania), who judged design in the competition for the first development parcel, set the standard for high quality modernist design removed from political patronage considerations. Both Charles Center and its first building, One Charles Center, designed by Mies van der Rohe in 1959-60, received national attention from the time the building was under construction in 1962. In 1964, the Urban Land Institute held a conference in Baltimore to herald Charles Center as an example of urban redevelopment.

The architectural statement of Mies van der Rohe's One Charles Center served several important ends that subsequent Charles Center buildings built upon. The International Style embodied the corporate vernacular of the 20<sup>th</sup> century, announcing what many hoped would be downtown Baltimore's revitalization. In the same way Baltimore's 19<sup>th</sup> century Italianate commercial buildings revealed the city's desire to be a port center comparable to Italian renaissance cities, the International Style of One Charles Center, embodied Baltimore's mid-20<sup>th</sup> century aspirations. The building established an architectural standard for downtown buildings that would attract national corporations and set a high bar for future design competitions in Charles Center. 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."<sup>5</sup>

The failure of the Charles Center renewal area to live up to its ambitious ideals does not diminish its architectural, physical, and political importance to late 20<sup>th</sup> century urban planning and the modern movement in Maryland. In their study of Maryland Modernism for the Maryland Historical Trust, Isabelle Gournay and Mary Corbin Sies called Charles Center "one of the notable modernist urban renewal projects to be completed nationwide,....a rich monument to Maryland's postwar modernism that invested so much faith in progress and physical renewal of the environment."<sup>6</sup> On a statewide level, Robert Brugger characterized the redevelopment as "a turning point in Baltimore architecture and attitudes."<sup>7</sup> Historic Baltimore Society, Inc. described the plan and its implementation as "the first tangible proof that Baltimore city intended an era of rebirth. Its [Charles Center] buildings, which were soon rented, demonstrated a renewed

<sup>4</sup> Mary Ellen Hayward and Frank R. Shivers, Jr., *The Architecture of Baltimore*, p. 281.

<sup>5</sup> Robert Liston, "Wallace Given Much Credit for Center Design," *Baltimore News Post*, Jan. 24, 1961. Much of the information on Charles Center is drawn verbatim from Betty Bird & Associates, National Register Nomination for One Charles Center (1999). See also George H. Callcott, *Maryland & America: 1940-1980*, pp. 84-91; Morgan Pritchett, "Charles Center" in *Baltimore: A Living Renaissance*, pp. 43-45.

<sup>6</sup> Isabelle Gournay and Mary Corbin Sies, Context Essay: Modern Movement in Maryland-Year 1, <http://mahdc.org/wp-content/uploads/2014/05/Historic-Context-Modern-Movement-in-Maryland.pdf>

<sup>7</sup> Robert Brugger, *Maryland: A Middle Temperament*, p. 593.

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economic vitality for the central city.... From the 1970s on – when Charles Center was complete and Inner Harbor development plans announced – these structures became a vivid testimony at last that Baltimore was at the threshold of a renaissance.”<sup>8</sup> *The Architecture of Baltimore* proclaimed, “If Charles Center, the Inner Harbor, and the two stadiums at Camden Yards provide any lessons for Baltimore and Maryland, it is the value of having a big idea, sticking with it, and executing it well.”<sup>9</sup>

The planning ideals of Charles Center and their influence on Baltimore and Maryland are still apparent in the noteworthy buildings that survive – the individual parts that are now greater than the whole. Parcel 12, which became the Mercantile Deposit and Trust property, demonstrates how the Charles Center redevelopment plan shifted acceptance of high quality modern architectural design from the province of isolated residential and institutional structures to commercial office buildings.<sup>10</sup>

### Mercantile Deposit and Trust (Parcel 12)

Mercantile Deposit and Trust exemplifies how individual buildings represent the urban design ideals of the Charles Center master plan. *The Architecture of Baltimore: An Illustrated History*, published in 2004, considered Peterson and Brickbauer’s Sun Life Building and the Mercantile Deposit and Trust building among six celebrated projects that “added significantly” to Charles Center. Only five of these resources survive.

All are polished performances. Each addressed not only its place and role in Charles Center but the architectural environment in which the center rose.... The Sun Life and Mercantile Deposit and Trust buildings...were distinguished for their rich materials, subtle exterior and interior proportions, and straightforward structural systems.<sup>11</sup>

The enduring legacy of the Charles Center buildings illustrates the mid-20<sup>th</sup> century belief in the power of modern architecture to transform cities and civic culture. As Baltimore’s perceptive architectural critic Ed Gunts has written,

Buildings completed since 1956 have dramatically reshaped the center city, turned it around – literally and figuratively....They also have reshaped the public’s perception of the city by providing powerful images of renewal. In many ways, Baltimore’s architecture *is* the renaissance, the spirit of rebirth made flesh.<sup>12</sup>

The distinguished design of Mercantile Deposit and Trust employs modern materials in an innovative manner shaped by the civic ideals of the master plan and the context its other buildings and plazas established. Mercantile Deposit and Trust performs an important function within the redevelopment area, becoming the linchpin that unifies Hopkins Plaza. Parcel 12, as its site was known, was the last site on the plaza to be developed and completed the plaza’s composition.

<sup>8</sup> Morgan Pritchett, “Charles Center” in *Baltimore: A Living Renaissance*, p. 45.

<sup>9</sup> Hayward & Shivers, p. 323.

<sup>10</sup> The plan placed a priority on architectural design and established authority for design review, helping to bring national notice and major Maryland commissions to local architectural firms such as RTKL (formerly Rogers, Taliefferro, Kostrisky, and Lamb) and Peterson and Brickbauer.

<sup>11</sup> Hayward and Shivers, pp. 282-283. The distinguished buildings singled out included One Charles Center (Mies van der Rohe), the Mechanic Theatre, Two Charles Center, the Park Charles apartments, and the Charles Center South office tower.

<sup>12</sup> Edward Lyell Gunts, “Urban Alchemy: Baltimore Architecture” in *Baltimore: A Living Renaissance*, p. 202.

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Both Mercantile Deposit and Trust and Peterson and Brickbauer's earlier Sun Life Insurance Building (1966), also fronting on Hopkins Plaza, depart from the older, doctrinaire International Style modernism found in Mies van der Rohe's One Charles Center. The deft way Mercantile and its pavilion minimized the looming presence of the mediocre Fallon Federal Office Building (not subject to Charles Center design review) at the south edge of the plaza and worked with the brutalist geometry of the Mechanic Theater to the east (now gone) is remarkable.

The initial occupancy of Mercantile Deposit and Trust embodied the noble aims of Charles Center urban renewal. As a speculative office building, the fate of its developer was tied to the building's ability to attract tenants. After British-American properties won the competition for the site, construction was delayed until the developer could lease to a major tenant, a requirement for financing the project. The developer finally secured Mercantile Deposit and Trust, one of Baltimore's oldest and most important banks, as the building's lead tenant; the office building became known as the Mercantile Deposit and Trust Building. Bank offices were located on the lower eight floors of the office building; vault space was housed below. Venable, Baetjer, & Howard, a major Baltimore law firm, occupied a substantial portion of the upper floors. Other tenants included architects, attorneys, and accountants. Retail use, the Achilles heel of Charles Center redevelopment, was in flux from the outset. Mercantile initially intended to occupy the free-standing glass pavilion as their primary public banking space. Plans changed during construction to place the banking hall in the large 1<sup>st</sup> floor retail space at the east end of the office tower. The occupancy and use of the smaller retail space at the west end of the lobby continued to evolve even as the building was completed.<sup>13</sup> The glass pavilion remained unoccupied until 1971.

Schrafft's, an upscale casual restaurant, finally went into the pavilion's first floor. Best known for their New York restaurants, Schrafft's was a dining establishment well-suited to serve the new upscale office tenants and patrons of the Morris Mechanic Theatre. Unfortunately, like much Charles Center retail, the restaurant did not succeed and closed after only a few years. The pavilion was reworked in 2000 for Kaiser-Permanente's City Plaza Medical Center.<sup>14</sup> Changes were concentrated on the interior of the pavilion; its original exterior appearance survives largely intact.

### ***Criterion C – Important example of the work of Peterson and Brickbauer, pioneering example of reinforced concrete high rise office building in Maryland, and fine example of late modern architecture***

Mercantile Trust & Deposit meets Criterion C as a major work of Peterson and Brickbauer, one of Baltimore's outstanding late 20<sup>th</sup> century architectural firms. Warren Peterson (1929-2010) and Charles Brickbauer produced a body of distinguished work that comprises of some of the most widely recognized late 20<sup>th</sup> century modern buildings in Maryland.

Peterson and Brickbauer's work has received both professional and scholarly recognition. In the Maryland Historical Trust funded study of the Modern Movement in Maryland, University of Maryland professors Isabelle Gournay and Mary Corbin Sies established an end date of 1972 specifically to include Peterson and Brickbauer's Maryland Blue Cross Building. Peterson and Brickbauer were the architects for the Sun Life Building (1966), the new terminal at Baltimore Washington Airport (1978), the Baltimore City Life Museums, the Mount Washington Headquarters for F&G Life (1990) and the Maryland Blue Cross Building (1972) in Towson. Charles Brickbauer also designed the Bankers' Trust Building

<sup>13</sup> Charles Brickbauer, interview with Betty Bird, May 21, 2016.

<sup>14</sup> Eli Pousson, "Pavilion Building at Hopkins Plaza," <http://explore.baltimoreheritage.org/items/show/502#.V4UR7umvv9A>

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in New York, acquired by Deutsche Bank and demolished in the wake of the 2001 destruction of the World Trade Center. Harvard University selected Brickbauer to design the addition to Bernard Berenson's I Tatti (2011). Brickbauer also designed the Brown Center for the Maryland Institute College for the Arts (2004) with Ziger Snead.<sup>15</sup> While still active, Brickbauer is in his 90s and unlikely to produce additional works that would require a re-evaluation of his contribution to the Modern Movement in Maryland.

Peterson and Brickbauer is a significant Maryland firm because of the manner in which it extended modern design beyond the International Style canon in the latter decades of the 20<sup>th</sup> century. It is also significant because it is among the major Baltimore firms such as RTKL and Cochran, Stephenson and Donkervoet that set a high standard for large-scale modern design in Baltimore. The work of these local architects continues to hold its own in comparison with Baltimore office and apartment towers designed by the offices of nationally renowned architects.

Peterson and Brickbauer shared an unusual background that made them particularly well-suited to design striking buildings appropriate to their urban environment. Their education, travel, and prior work experience helped them move beyond established conventions of International Style modernism to focus on the way in which contemporary buildings could respond to and transform an urban context. Both graduated in architecture from Yale and studied in Rome. Warren Peterson won the highly competitive Rome Prize in 1955; Charles Brickbauer, in 1957. Robert Venturi, also a Fellow at the American Academy and a major figure in late 20<sup>th</sup> century architecture, was in residence at the Academy with Peterson and Brickbauer.

Their time in Rome and early association with Venturi helped them appreciate how successful historic cities functioned and evolved. Brickbauer became a connoisseur of Italian modern architecture. Laurance P. Roberts, American Academy president, acknowledged Brickbauer and Venturi's expertise and charged the two with preparing a list of modern buildings around Rome for future Fellows at the Academy.<sup>16</sup> Both Peterson and Brickbauer traveled through Europe with Venturi on different occasions as he photographed buildings and cities, formulating architectural theory he would detail in *Complexity and Contradiction in Architecture*, a seminal manifesto of late 20<sup>th</sup> century historic preservation and design. Peterson and Brickbauer were thus primed to develop contextual alternatives to the free-standing modernist masterpieces and utopian cities of tomorrow that then prevailed as the ideal of mid-century modernism. The two men separately worked for some of the most thoughtful and creative American architects working in the second half of the 20<sup>th</sup> century – Louis Kahn, Phillip Johnson, and Pietro Belluschi – all of whom transformed the inherited International Style modernism of pioneers such as Mies van der Rohe, Walter Gropius, and Le Corbusier.

Mercantile Deposit and Trust is an important building within their canon. Among his distinguished body of work, Charles Brickbauer considers Mercantile Deposit and Trust one of his finest buildings.<sup>17</sup> Mercantile Deposit and Trust was the only commercial building to receive the Baltimore AIA Chapter's Honor Award in 1972. The award is especially

<sup>15</sup> *Architectural Record* referred to the Brown Center as "quite simply the finest Modern building erected in Baltimore or Washington since I. M. Pei's East Building of the National Gallery of Art made headlines in 1978." (Deborah Snoonian, P.E., "The razor-sharp Modernism of Ziger/Snead and Charles Brickbauer befits a new program for the 21<sup>st</sup> century at the Brown Center of the Maryland Institute College of Art," *Architectural Record*, July 2004.)

<sup>16</sup> Martino Stierli, *AA Files*, pp. 42-45. James A. Gresham, a noted Tucson architect who taught at University of Arizona was also at the Academy with Peterson, Venturi, and Brickbauer.

<sup>17</sup> Charles Brickbauer, interview with Betty Bird, May 21, 2016.

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noteworthy since it had not been awarded in three years and encompassed buildings constructed from 1969-1972. The Jury put it well:

The building stands in its own right as an elegantly detailed, deftly proportioned and controlled statement. In an age of synthetics, when so many buildings are tortured in form, painfully contrived and over-elaborated, the Mercantile Deposit and Trust building offers an object lesson in restraint.

Modern movement buildings often make their strongest impression through professional architectural photography. In contrast, the Mercantile Deposit and Trust property rewards the pedestrian experience. Mercantile Deposit and Trust's elegant use of structural concrete, the massing and architectural character of the office tower and its pavilion, and its relationship to its downtown context are most easily discerned from the street. Hopkins Plaza and the adjacent thoroughfares offer the best views of the office tower's subtle proportions, interplay of horizontal and vertical elements, surface character, and scale.

The office tower exhibits a masterful use of exposed structural reinforced concrete. Mercantile Deposit and Trust was the first exposed structural reinforced concrete building in the Charles Center Urban Renewal Area and among the first reinforced concrete high rise buildings constructed in Maryland. Charles Brickbauer's experience working with Louis Kahn, a master of concrete, and his long working relationship with the major construction company Gilbane, Inc., resulted in the striking expression of the building's reinforced concrete structure. Peterson and Brickbauer transformed an expedient choice of material for speculative building into an innovative architectural expression of structure and materials. As the architects explained, "the structure of the building is the architecture of the building."<sup>18</sup>

During the competition for the site, the team's contractor, Gilbane, informed the architects that a substantial increase in the price of steel was likely and recommended that the building employ structural reinforced concrete.<sup>19</sup> Because the triumph of the building relies on the exposed reinforced concrete structure and its finish, the technical aspects of the building's design and construction played no small part in the success of its design. Peterson and Brickbauer possessed unparalleled understanding of materials and building construction – expertise modernist architects often lacked. As with their earlier Sun Life Building across Hopkins Plaza, the architects worked with Emery Roth & Sons, a major New York architectural firm with extensive experience designing successful speculative high-rise office buildings.<sup>20</sup>

Peterson and Brickbauer lavished attention on the surface character of the exposed reinforced concrete. The rich texture, warm hue, and finish details of the material are noteworthy. Brickbauer, who was influenced by Louis Kahn's simple geometry, worked with local quarries to develop a unique mixture of Linthicum sand and Kips Bay Natural cement. Wood forms were left on the concrete for seven days rather than the customary two days to create a warm, golden hue rather than the greenish gray often associated with the material. The concrete was worked with a bush-hammered finish, providing a surface elegant enough for both the interior and exterior of the building. The building's texture and subtle, but distinct, warm color sets it apart from similar tall buildings in views of Baltimore's skyline. The bronze tinted windows within anodized bronze frames enhance the hue of the concrete.

<sup>18</sup> John Dorsey and James D. Dilts, *A Guide to Baltimore Architecture* (2<sup>nd</sup> edition), p. 58.

<sup>19</sup> Interview with Charles Brickbauer, May 17, 2016.

<sup>20</sup> Richard Roth and Charles Brickbauer were personal friends; the firms worked together for over 27 years.

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The functionally explicit massing of the office building reflected the location of the building core in the projecting north elevator tower. The sloping entasis of the vertical structural piers provided the building with a strong sense of weight and support. The structural coffers that form the underside of the projecting exterior bays also form the lobby ceiling. The rhythm of the building's fenestration pattern acts as a counterpoint to the building's massing, developing the scale and proportion of the building. Two rolled-profile chromium-finished steel rods extend from the 2<sup>nd</sup> to the 21<sup>st</sup> floor in front of each bay, adding a vertical element that contrasts with the darker office windows behind. The subtle curve of the granite pavers meeting the base of the reinforced concrete piers further contributes to the subtlety and refinement of the building.

Phoebe Stanton recognized Mercantile Deposit and Trust's innovative departure from the International Style canon at the outset, writing that the architects were working in a "revisionist modern idiom."<sup>21</sup> Comparison with the late 20<sup>th</sup> century crop of modern downtown Baltimore buildings is instructive for appreciating the fresh approach Peterson and Brickbauer took with Mercantile Deposit and Trust. The property has aged well, avoiding the monotony that can characterize large, modern movement buildings. Its vaunted simplicity, forthright expression of structure and materials, and contextual relationship to its site serve the building well. The office tower's expression of weight and support, the manner in which the tower and pavilion relate to their site, and their distinctive surface reading continue to set 2 and 10 Hopkins Plaza apart.

Mercantile's functionally explicit massing and honest expression of structural materials contrast with surface treatment of contemporary buildings in Baltimore. Similar downtown buildings in Baltimore clad steel or concrete structure with masonry, stone or precast concrete panels. Two Charles Center (1969) employs custom brick cladding for 29 stories; Peterson and Brickbauer's Sun Life Building (1966) attached non-reflective granite to a steel frame. Mercantile's richness of surface character engages the eye more than facades of uniform modular precast panels do. The office tower avoids the monotonous effect created by large panels such as those used in the 1974 addition to the Walters Art Gallery and the walls of RTKL's 1976 Garmatz Federal Courthouse. Mercantile's sophisticated use of structural concrete contrasts with the Lego-like modular precast window panels of the nearby 16-story addition to the Baltimore Gas & Electric Building (1966). Similarly the interplay of horizontal and vertical elements is livelier than the uniformity that characterizes late 20<sup>th</sup> century downtown Baltimore buildings such as the Fallon Federal Office Building across Hopkins Plaza, the 1966 addition to the BGE building, the Blaustein Building, and the former Hilton Hotel across Baltimore Street.

The skillful manner in which Mercantile's office tower and pavilion meet the ground, relating to their pedestrian context, is also noteworthy. The concrete of the office tower related the property to the Brutalist forms of the demolished Mechanic Theatre. The sloping base and entasis of the office tower's vertical piers enhance the pedestrian experience of the building and contrast with the uniformity of the double-height vertical piers of International Style buildings or the arcade treatment sometimes seen in more romantic modernist buildings.<sup>22</sup> (The effect of the slope of the base would have been particularly pronounced under the demolished skywalk on the south side of the building.) The extension of vertical piers, coffers, and paving from the exterior of the building into the lobby further connects the building with the street and Hopkins Plaza. The transparency of Mercantile's glazed pavilion contrasts with the solidity of its office tower and

<sup>21</sup> Phoebe Stanton, "Cream of the crop from local architects" in *Sunday Sun*, November 12, 1972, p. D-1.

<sup>22</sup> In Baltimore, the arcade treatment can be seen in Edward Durrell Stone's Peabody dormitories (1969) and to a lesser extent in Temple Oheb Shalom, designed by Sheldon Leavitt with Walter Gropius.

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provides a foil to the unfortunate Fallon Federal Building and once created a dialogue with the Brutalist Mechanic Theatre, now gone. The shallow plinth and almost domestic scale of the 1<sup>st</sup> floor of the pavilion humanize the west end of the plaza – a calming contrast to the garish Baltimore Arena (1962) visible to the east.

## SECTION 2 - *Criteria Consideration G – Buildings under Fifty Years Old*

Mercantile Deposit and Trust meets National Register Criteria consideration G for exceptional importance at the local level for both Criterion A and Criterion C

### Criterion A

The property possesses exceptional importance under Criterion A because it represents the local impact of the revitalization ideals embodied in the ground-breaking, nationally significant Charles Center Master Plan. Because this plan was formulated and implemented from 1958 to 1975, the theme of its impact and influence over those years has been well-studied and provides the context for evaluating Mercantile Deposit and Trust as outlined above under Criterion A. Resources associated with the urban planning goals of Charles Center and its tangible effects on the physical image of Baltimore may be considered in a similar way that resources associated with clearly significant events of multi-year duration are. For example the period of significance of World War II encompassed all of the years of its duration. Between 1992 and 1995 when individual resources constructed in the later years of World War II were less than 50 years old, with proper documentation many of these resources met National Register Criteria for listing for their association with the thematic significance of that war. Mercantile Deposit and Trust's association with the urban planning ideals of Charles Center, especially the translation of these ideals into physical form that would retain and attract business, places it within the thematic period of significance of that influential revitalization plan. Mercantile Deposit and Trust well illustrates the role outstanding architecture played in establishing the revitalized image of Baltimore the Charles Center plan promoted.

Mercantile Deposit and Trust also possesses exceptional importance under Criterion C. On the state and local level, its ground-breaking use of reinforced concrete coupled with the extraordinary workmanship evident in the use of the material sets it apart. Further, the Modern Movement in Maryland Study provides historic context for evaluating the architectural significance of the building. Within a local context, Mercantile Deposit and Trust is clearly one of the most important works of one of the most important Baltimore architectural firms of the late 20<sup>th</sup> century, Peterson and Brickbauer. As Marty Azola described the firm in Ed Gunts' obituary for Warren Peterson, "they didn't chase little things to fill the day." Their selective approach permitted the firm to approach each commission "as if it was their only project, which allowed the quality of the design to come through."<sup>23</sup> Gunts cites their work, along with buildings by RTKL and Cochran, Stephenson and Donkervoet, as exemplary locally designed modern architecture that the pioneering Charles Center modernism of nationally known architects such as Mies van der Rohe, Vincent Kling, and John M. Johansen made possible.<sup>24</sup> Mercantile Deposit and Trust continues to provide a sense of time, place, and historical development for Charles Center and for the evolution of Peterson and Brickbauer's work.

<sup>23</sup> Edward Gunts, "Warren A. Peterson dies at 81: influential architect's designs include BWI terminal, Mercantile headquarters at city's Charles Center" in *Baltimore Sun*, March 28, 2010.

<sup>24</sup> Gunts, "Urban Alchemy," pp. 204-205.



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### 10. Geographical Data

Acreage of Property Less than one acre

#### UTM References

(Place additional UTM references on a continuation sheet)

1																				
	Zone																			
		Eastings																		
2																				

3																				
	Zone																			
		Eastings																		
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 LLC date June 30, 2017  
street & number 2607 24<sup>th</sup> Street, NW, Suite 3 telephone 202-588-9033  
city or town Washington, District of Columbia state N/A 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 BE 2&10 LLC  
street & number 5410 Edson Lane, Suite 220 telephone 240-621-3220  
city or town Rockville state Maryland zip code 20852

**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 Reduction Project (1024-0018), Washington, DC 20503.

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## 10. Geographical Data:

Baltimore East, MD USGS quad

### Lat/Long Coordinates:

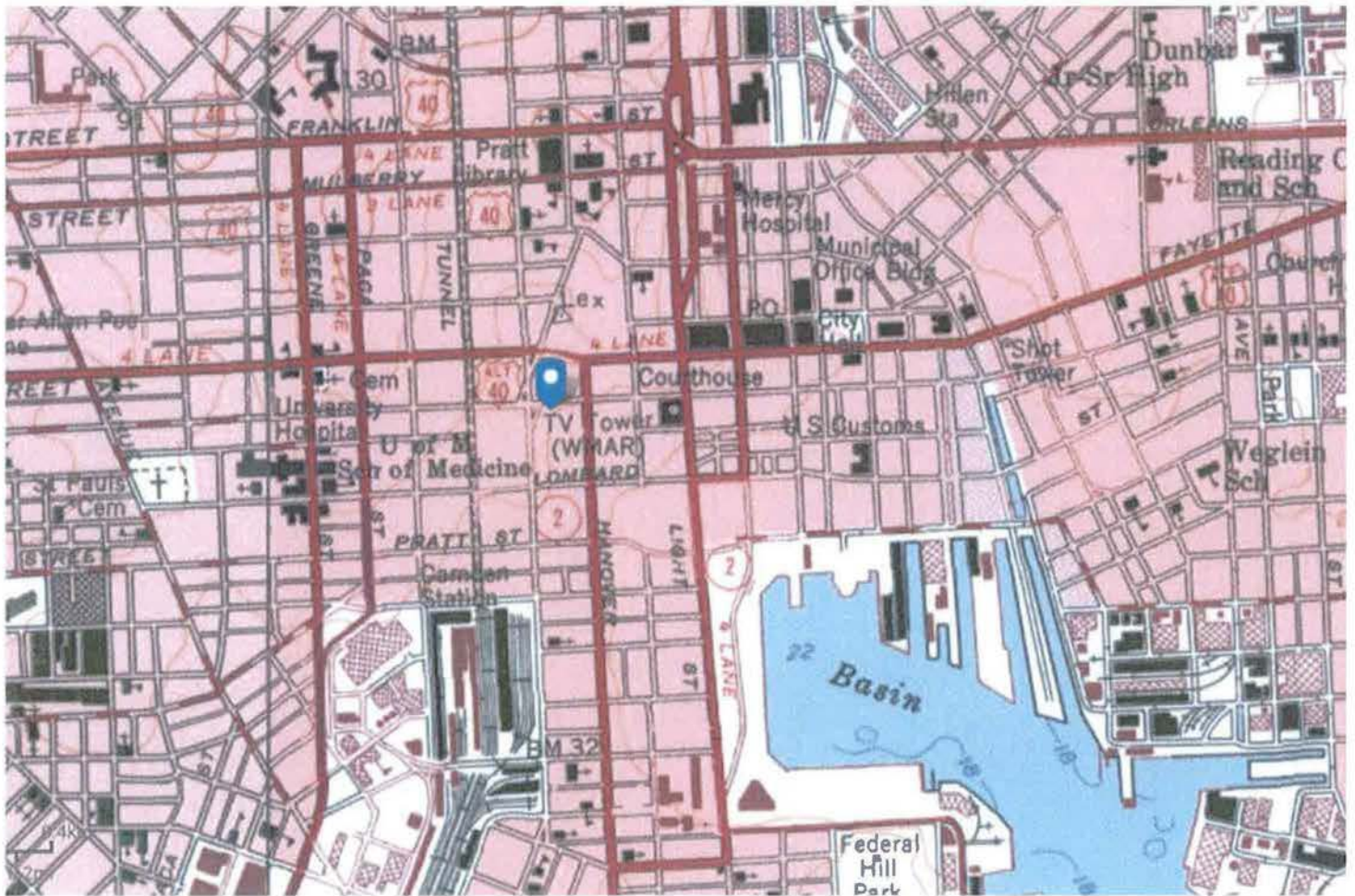
39.288889 -76.617222

### Verbal Boundary Description:

Mercantile Deposit and Trust consists of the property roughly bounded by West Baltimore Street, Hopkins Place, and Hopkins Plaza known as Ward 04, Section 10, Block 0601, Lot 022 more fully described in Liber 18119, Page 421 of the Baltimore City Land Records.

### Boundary Justification:

These boundaries constitute the property historically associated with Mercantile Deposit and Trust.



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Location Map

Lat/Long coordinates: 39.288889 -76.617222

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## Index to Photographs

The following information applies to all photographs which accompany this documentation:

Maryland Inventory of Historic Properties (MIHP) Number: B-5305

Name of Property: Mercantile Safe Deposit & Trust

Location: Baltimore City, Maryland

Photographer: Betty Bird

Date taken: May 2016

Location of original digital files: MD SHPO

Photo captions:

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North Facade



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North Entrance

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East elevation

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MD\_BaltimoreCity\_MercantileDeposit&Trust\_0004.tif  
View from southwest

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View from southeast

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MD\_BaltimoreCity\_MercantileDeposit&Trust\_0006.tif  
View from southeast across plaza

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MD\_BaltimoreCity\_MercantileDeposit&Trust\_0007.tif  
Lobby, facing east

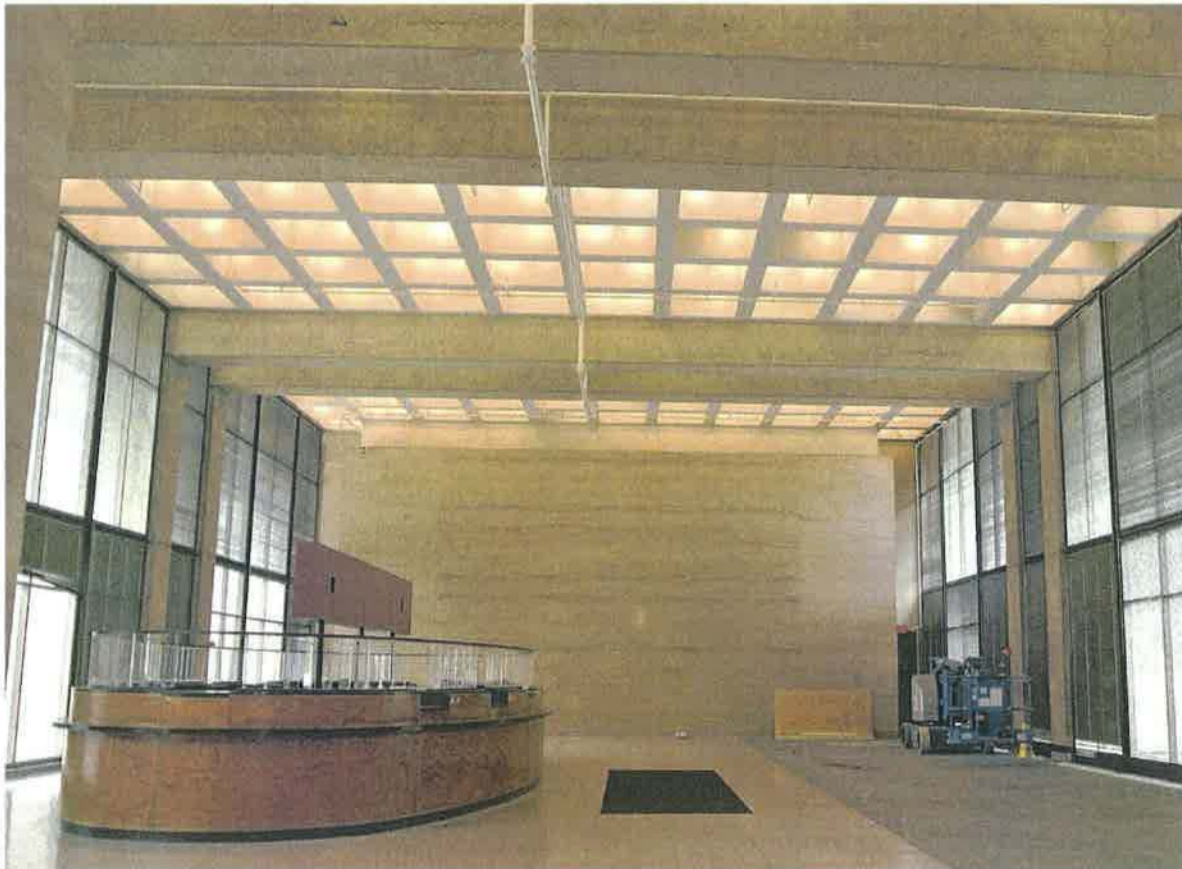
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MD\_BaltimoreCity\_MercantileDeposit&Trust\_0008.tif  
Lobby, former banking space

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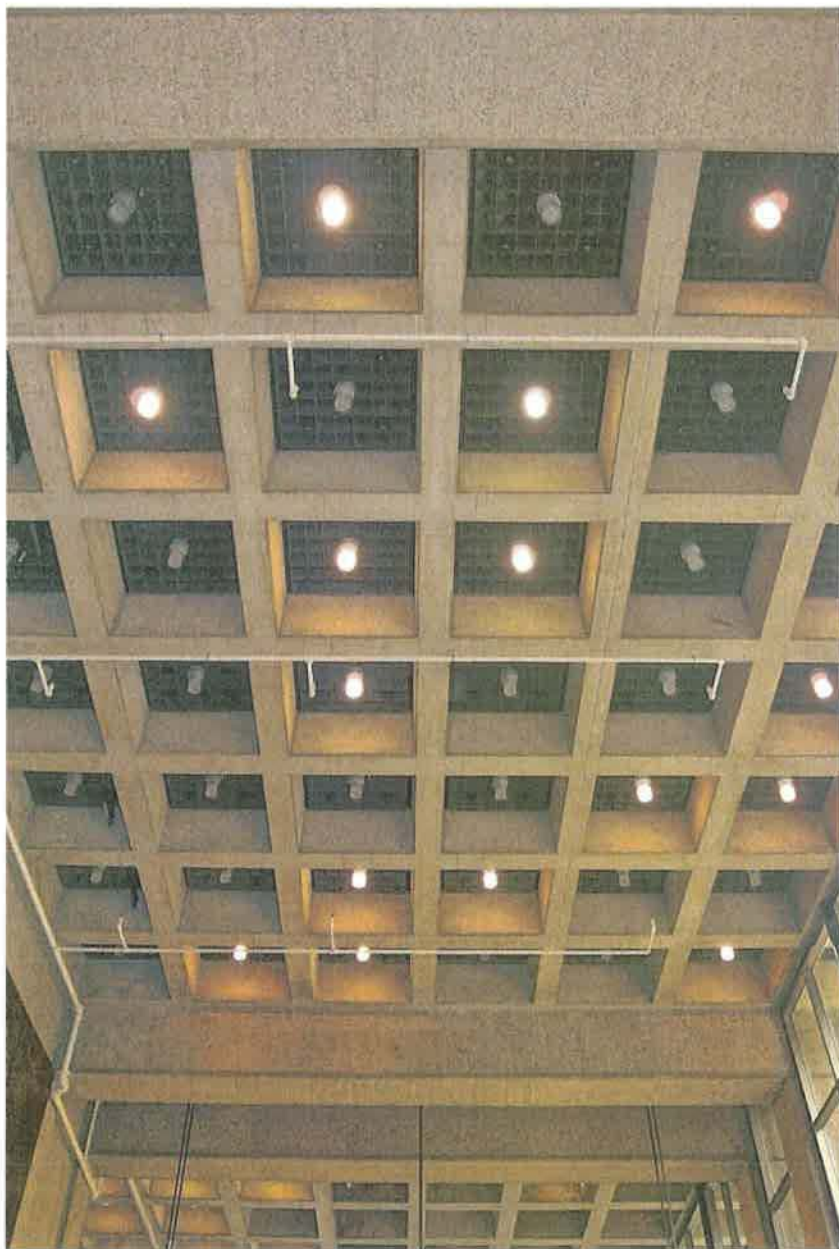
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MD\_BaltimoreCity\_MercantileDeposit&Trust\_0009.tif  
Lobby ceiling



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MD\_BaltimoreCity\_MercantileDeposit&Trust\_0010.tif  
Upper floor elevator lobby

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

B-5305  
Mercantile Safe Deposit & Trust  
Name of Property

Section PHOTO Page 12

Baltimore City, MD  
County and State



MD\_BaltimoreCity\_MercantileDeposit&Trust\_0011.tif  
Pavilion, east facade

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

B-5305  
Mercantile Safe Deposit & Trust  
Name of Property

Section PHOTO Page 13

Baltimore City, MD  
County and State



MD\_BaltimoreCity\_MercantileDeposit&Trust\_0012.tif  
Pavilion from northwest

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

B-5305  
Mercantile Safe Deposit & Trust

Name of Property

Baltimore City, MD

County and State

Section PHOTO Page 14



MD\_BaltimoreCity\_MercantileDeposit&Trust\_0013.tif  
Pavilion from southeast

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

B-5305  
Mercantile Safe Deposit & Trust

Name of Property

Baltimore City, MD

County and State

Section PHOTO Page 15



MD\_BaltimoreCity\_MercantileDeposit&Trust\_0014.tif  
Pavilion from southwest

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

B-5305  
Mercantile Safe Deposit & Trust

Name of Property

Baltimore City, MD

County and State

Section PHOTO Page 16



MD\_BaltimoreCity\_MercantileDeposit&Trust\_0015.tif  
Pavilion interior

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

B-5305  
Mercantile Safe Deposit & Trust

Name of Property

Baltimore City, MD

County and State

Section PHOTO Page 17



MD\_BaltimoreCity\_MercantileDeposit&Trust\_0016.tif  
Elevator lobby, ground floor

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

B-5305  
Mercantile Safe Deposit & Trust  
Name of Property

Section PHOTO Page 18

Baltimore City, MD  
County and State



MD\_BaltimoreCity\_MercantileDeposit&Trust\_0017.tif  
North façade, base



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

B-5305  
Mercantile Safe Deposit & Trust

Name of Property

Section PHOTO Page 19

Baltimore City, MD

County and State



MD\_BaltimoreCity\_MercantileDeposit&Trust\_0018.tif  
North façade, piers meeting ground

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

B-5305  
Mercantile Safe Deposit & Trust  
Name of Property

Section PHOTO Page 20

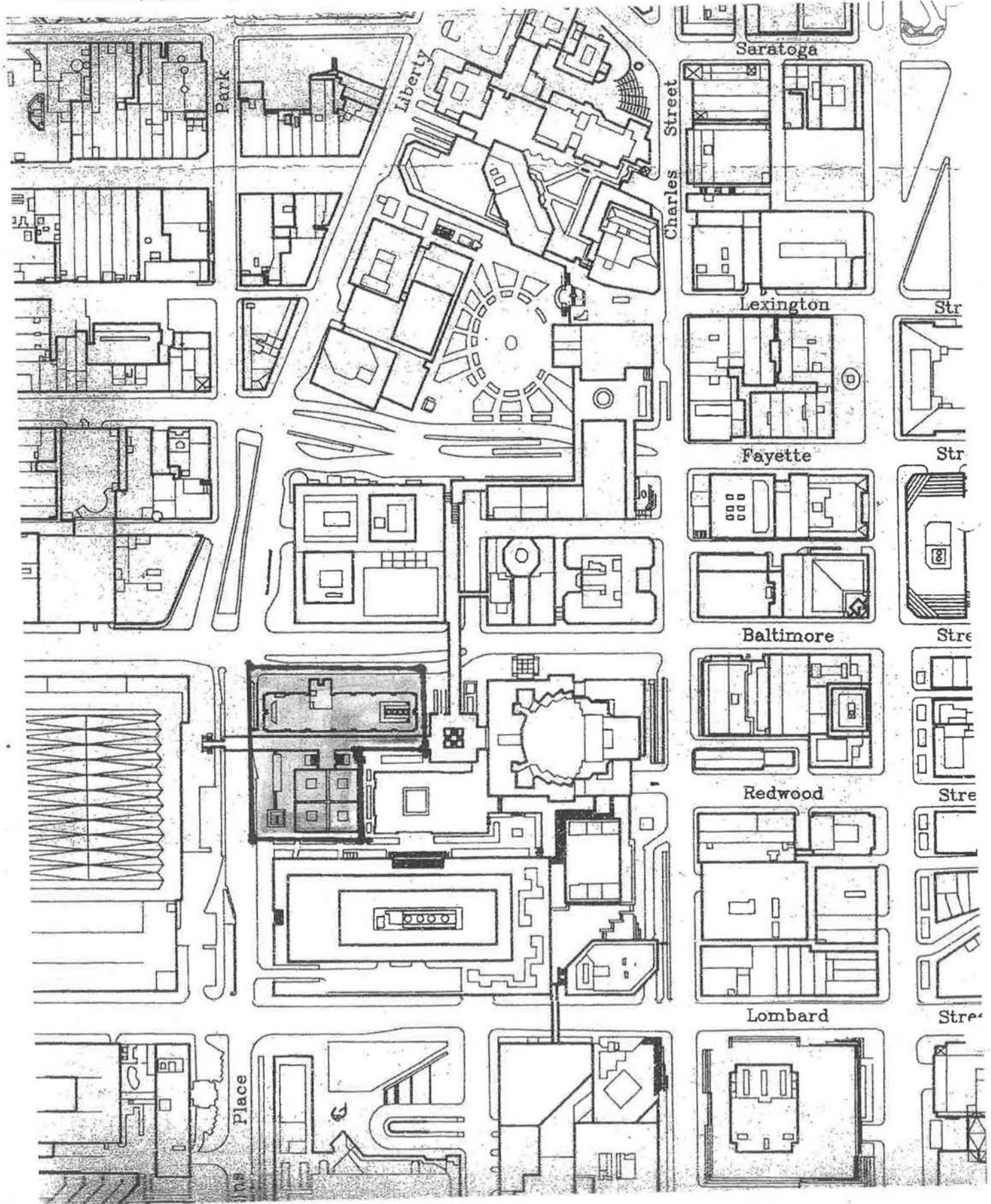
Baltimore City, MD  
County and State



MD\_BaltimoreCity\_MercantileDeposit&Trust\_0019.tif  
Piers detail



**Mercantile Deposit and Trust (B-5305)**  
2 & 10 Hopkins Plaza  
Baltimore, Maryland  
Parcel 12 (highlighted) within Charles Center Redevelopment Area

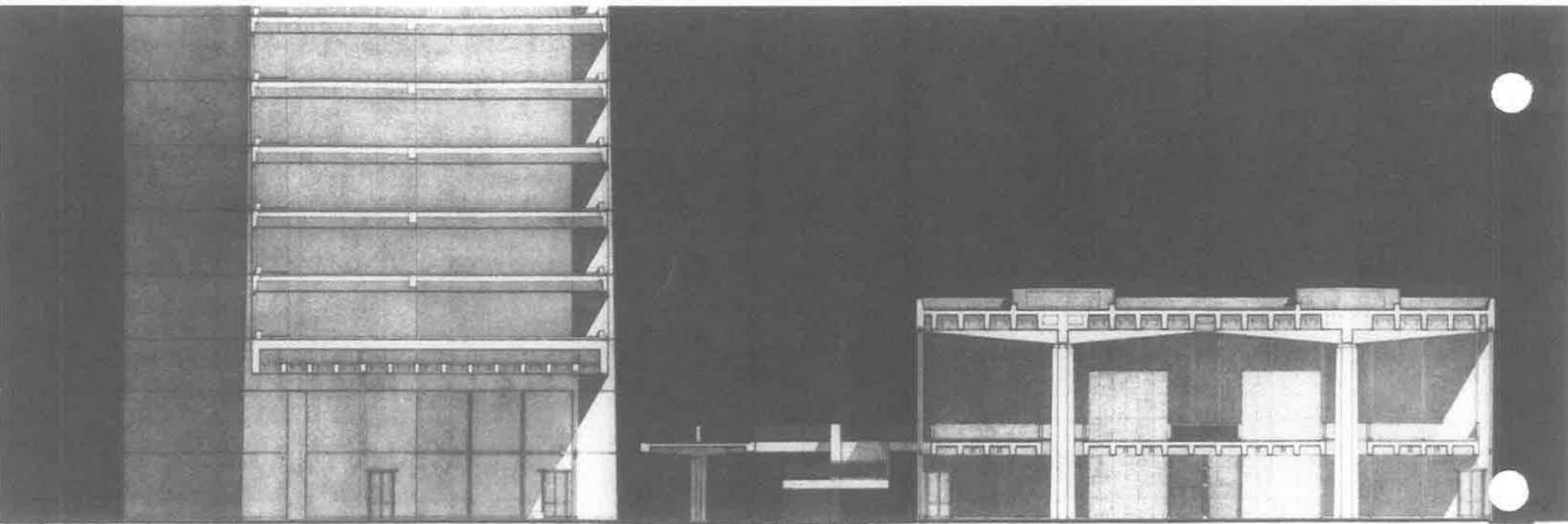


**Mercantile Deposit and Trust (B-5305)**

2 & 10 Hopkins Plaza

Baltimore, Maryland

Section (Courtesy Charles Brickbauer)



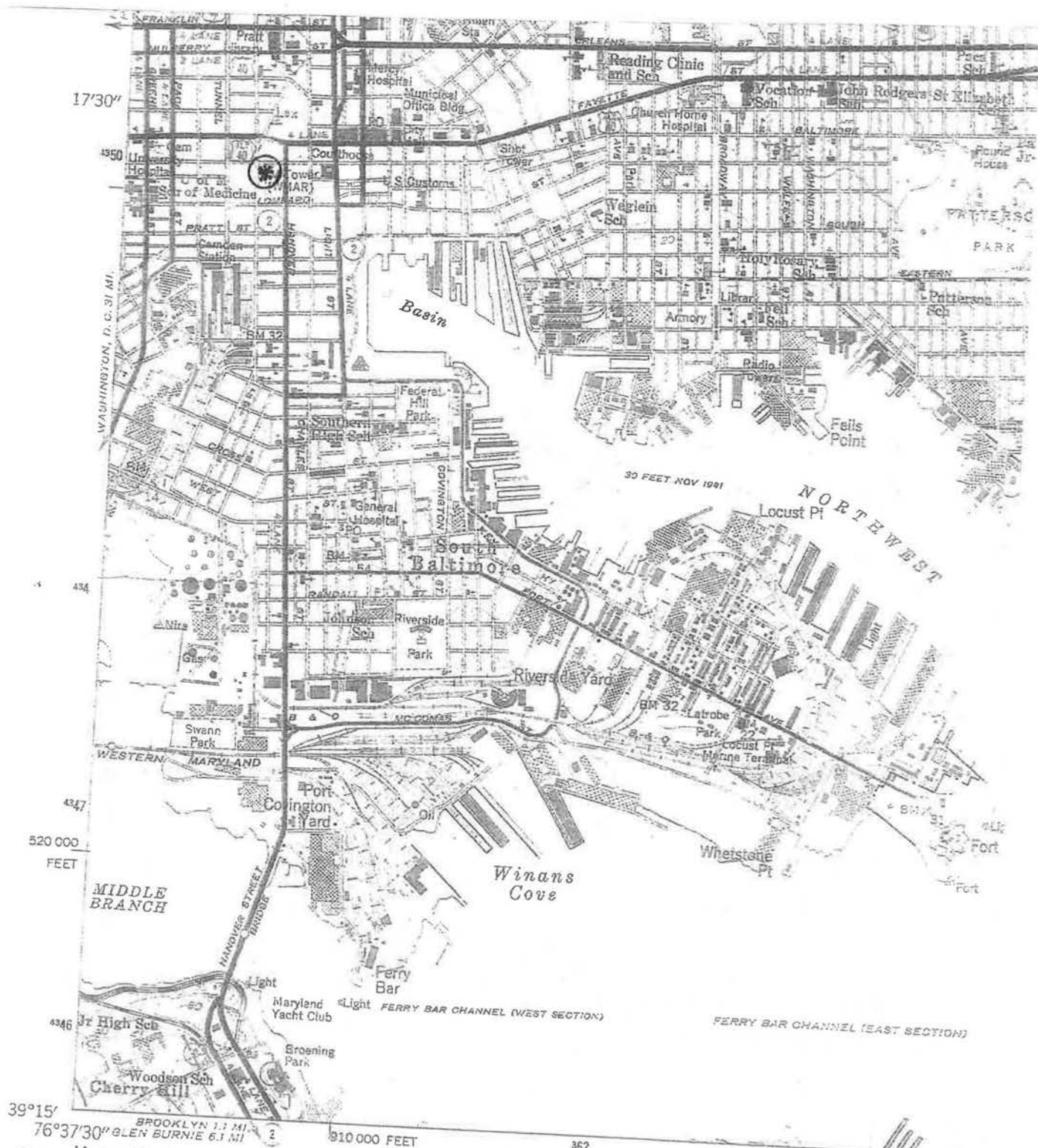


**Mercantile Deposit and Trust (B-5305)**

Baltimore, Maryland

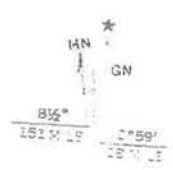
Ca. 1970 photograph (Courtesy Charles Brickbauer)

**Mercantile Deposit and Trust (B-5305)**  
 2 & 10 Hopkins Plaza  
 Baltimore, Maryland  
 Locational Map  
 Source: USGS Baltimore East Quadrangle



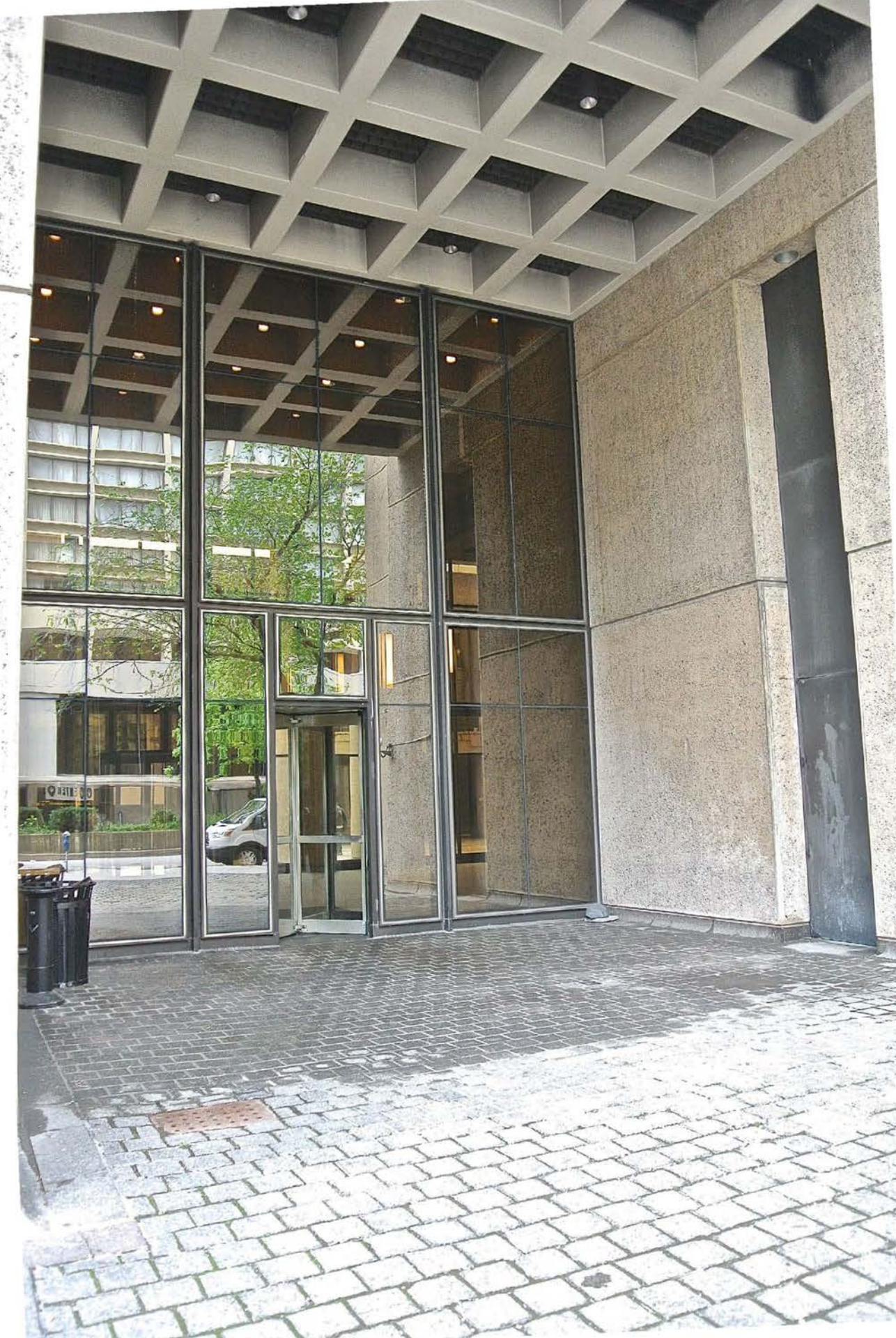
(RELAY)  
 5802 11 NW

Mapped by the Army Map Service  
 Edited and published by the Geological Survey  
 Control by USGS, USC&GS, USCE, and City of Baltimore  
 Topography from aerial photographs by photogrammetric  
 methods. Aerial photographs taken 1943. Field checked 1944  
 Culture revised by the Geological Survey 1953



























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UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 9/25/2018      Date of Pending List: 10/17/2018      Date of 16th Day: 11/1/2018      Date of 45th Day: 11/9/2018      Date of Weekly List:

Reference number:

Nominator:

Reason For Review:

- |                                       |                                          |                                                        |
|---------------------------------------|------------------------------------------|--------------------------------------------------------|
| <input type="checkbox"/> Appeal       | <input checked="" type="checkbox"/> PDIL | <input type="checkbox"/> Text/Data Issue               |
| <input type="checkbox"/> SHPO Request | <input type="checkbox"/> Landscape       | <input type="checkbox"/> Photo                         |
| <input type="checkbox"/> Waiver       | <input type="checkbox"/> National        | <input type="checkbox"/> Map/Boundary                  |
| <input type="checkbox"/> Resubmission | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period                        |
| <input type="checkbox"/> Other        | <input type="checkbox"/> TCP             | <input checked="" type="checkbox"/> Less than 50 years |
|                                       | <input checked="" type="checkbox"/> CLG  |                                                        |

Accept       Return       Reject      11/5/2018 Date

Abstract/Summary Comments:

Recommendation/ Criteria:

Reviewer Jim Gabbert      Discipline Historian

Telephone (202)354-2275      Date \_\_\_\_\_

DOCUMENTATION:    see attached comments : No    see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



Larry Hogan, Governor  
Boyd Rutherford, Lt. Governor

Wendi W. Peters, Secretary  
Ewing McDowell, Deputy Secretary

September 15, 2017

BE 2 & 10 LLC  
c/o Adam Berman  
5410 Edson Lane, Suite 220  
Rockville, MD 20852

RE: Mercantile Deposit and Trust, Baltimore City

Dear Mr. Berman,

Mercantile Deposit and Trust will be considered by the Governor's Consulting Committee for nomination to the National Register of Historic Places on Tuesday, October 17, 2017. The National Register is the official list of historic properties recognized by the Federal Government as worthy of preservation for their significance in American history, architecture, archaeology, engineering, and culture. In Maryland, the nomination process is administered by the Maryland Historical Trust. Enclosed you will find a copy of the criteria under which properties are evaluated for listing. The meeting will be held at 100 Community Place, Crownsville, Maryland, beginning at 10:00 a.m. You are welcome to attend this meeting.

Listing in the National Register results in the following for historic properties:

1. Consideration in planning for Federal, federally or state funded, licensed and assisted projects. Federal and state legislation requires that Federal agencies allow the Advisory Council on Historic Preservation and state agencies, including the Maryland Historical Trust, opportunity to comment on all projects affecting historic properties listed in the National Register. For further information please refer to Section 36, Code of Federal Regulations, Part 800 and Annotated Code of Maryland, State Finance and Procurement Article, Section 5A-325 or call the Office of Preservation Services of the Maryland Historical Trust at (410) 697-9535.

2. Eligibility for Federal tax provisions. If a property is listed in the National Register, certain Federal tax provisions may apply. The Tax Reform Act of 1986 revises the historic preservation tax incentives authorized by Congress in the Tax Reform Act of 1976, the Revenue Act of 1978, the Tax Treatment Extension Act of 1980, the Economic Recovery Tax Act of 1981, and the Tax Reform Act of 1984, and as of January 1, 1987, provides for a 20 percent investment tax credit with a full adjustment to basis for rehabilitating historic commercial, industrial, and rental residential buildings. The former 15 percent and 20 percent Investment Tax Credits (ITCs) for rehabilitation of older commercial buildings are combined into a single 10 percent ITC for commercial or industrial buildings built before 1936.

The Tax Treatment Extension Act of 1980 provides Federal tax deductions for charitable contributions for conservation purposes of partial interests in historically important land areas or structures. Whether these provisions are advantageous to a property owner is dependent upon the particular circumstances of the property and the owner. Because tax aspects outlined above

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Maryland Historical Trust • 100 Community Place • Crownsville • Maryland • 21032

Tel: 410.597.9591 • toll free 877.767.6272 • TTY users: Maryland Relay • MHT.Maryland.gov

①

are complex, individuals should consult legal counsel or the appropriate local Internal Revenue Service office for assistance in determining the tax consequences of the above provisions. For further information on certification requirements, please refer to 36 CFR 67 or the Office of Preservation Services of the Maryland Historical Trust at (410) 697-9535.

3. Eligibility for a Maryland income tax benefit for the preservation of owner-occupied historic residential buildings. For further information, visit [https://mht.maryland.gov/taxcredits\\_homeowner.shtml](https://mht.maryland.gov/taxcredits_homeowner.shtml) or contact the Office of Preservation Services of the Maryland Historical Trust at (410) 697-9535.

4. Consideration of historic values in the decision to issue a surface coal mining permit where coal is located. In accord with the Surface Mining Control and Reclamation Act of 1977, there must be consideration of historic values in the decision to issue a surface coal mining permit where coal is located. For further information, please refer to 30 CFR 700 et seq.

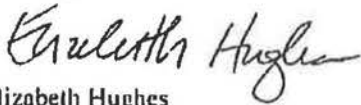
5. Eligibility to apply for federal and state grants and state low interest loans for historic preservation projects. To determine the present status of such grants and loans, contact the Office of Preservation Services of the Maryland Historical Trust at (410) 697-9535.

Owners of private properties nominated to the National Register have an opportunity to concur in or object to listing in accord with the National Historic Preservation Act and 36 CFR 60. Any owner or partial owner of private property who chooses to object to listing may submit to the State Historic Preservation Officer a notarized statement certifying that the party is the sole or partial owner of the private property and objects to the listing. Each owner or partial owner of private property has one vote regardless of what portion of the property that party owns. If a majority of private property owners object, a property will not be listed; however, the State Historic Preservation Officer shall submit the nomination to the Keeper of the National Register of Historic Places for a determination of eligibility of the property for listing in the National Register. If the property is determined to be eligible for listing, although not formally listed, Federal agencies will be required to allow the Advisory Council on Historic Preservation and state agencies, including the Maryland Historical Trust, an opportunity to comment before the agency may fund, license, or assist a project which will affect the property. If you choose to object to the listing of your property, the notarized objection must be submitted to Elizabeth Hughes, State Historic Preservation Officer, ATTN: Peter Kurtze, Maryland Historical Trust, 100 Community Place, Crownsville, Maryland 21032-2023 by the date of the meeting given above.

Listing in the National Register does NOT mean that the federal government or the state of Maryland wants to acquire the property, place restrictions on the property, or dictate the color or materials used on individual buildings. Local ordinances or laws establishing restrictive zoning, special design review committees, or review of exterior alterations are not a part of the National Register program. Listing also does NOT require the owner to preserve or maintain the property or seek approval of the federal government or the state of Maryland to alter the property. Unless the owner applies for and accepts special federal or state tax, licensing, or funding benefits, the owner can do anything with his property he wishes so long as it is permitted by state or local law.

If you wish to comment on whether the property should be nominated to the National Register, please send your comments to Elizabeth Hughes, State Historic Preservation Officer, ATTN: Peter Kurtze, before the Governor's Consulting Committee considers the nomination. A copy of the nomination, regulations and information on the National Register and Federal and State tax provisions are available from the Trust. If you have questions about this nomination, please contact Peter Kurtze, Administrator of Evaluation and Registration, Maryland Historical Trust at [peter.kurtze@maryland.gov](mailto:peter.kurtze@maryland.gov) or (410) 697-9562.

Sincerely,



Elizabeth Hughes  
Director  
State Historic Preservation Officer

cc:

Mayor Catherine Pugh  
Ms. Sakinah Linder  
Mr. Harry T. Spikes II  
Eric Holcomb

MARYLAND HISTORICAL TRUST  
CERTIFIED LOCAL GOVERNMENT/NATIONAL REGISTER  
RECOMMENDATION FORM

Property Name Mercantile Deposit & Trust  
Location 111 West Baltimore St.  
County Baltimore City  
CLG Name Commission for Historical and Architectural Preservation

**HISTORIC PRESERVATION COMMISSION RECOMMENDATION**

Nomination recommended       Nomination not recommended

Please check the applicable National Register criteria and/or considerations (exceptions) used in decision:

criteria:  A     B     C     D

considerations:  A     B     C     D     E     F     G

Justification of decision: (use continuation sheet if necessary)

The Mercantile Deposit and Trust, designed by Peterson and Brickbauer in 1965, was the competition-winning design for Charles Center Development Parcel 12. Completed in 1969, the property includes the 22-story reinforced concrete office building (2 Hopkins Plaza) and its 2-story glass pavilion (10 Hopkins Plaza). Mercantile Deposit and Trust meets both National Register Criterion A and Criterion C. It meets Criterion A because it exemplifies the local impact of the architectural ideals of one of the most influential urban renewal plans of the late 20th century – the Charles Center redevelopment plan. It meets Criterion C because the property is an outstanding example of the work of Peterson and Brickbauer, a significant local architectural firm widely recognized for their impact on the modern movement in Maryland. Its innovative, expressive use of structural concrete is especially noteworthy. Mercantile Deposit and Trust's period of significance extends from the date of its completion in 1969 to 1975, when the Charles Center plan was fully implemented.

  
signature of commission chairman

4/10/2018  
date

Commission for Historical and Architectural Preservation  
name of commission

**CHIEF ELECTED OFFICIAL RECOMMENDATION**

I concur with the opinion of the historic preservation review commission.  
 I do not concur with the opinion of the historic preservation review commission.  
(Please justify disagreement on a separate sheet.)

signature of chief elected official

date

title



September 24, 2018

Julie H. Ernstein, Ph.D., RPA  
Acting Chief, National Register & National Historic Landmarks Program  
Deputy Keeper of the National Register  
DOI-National Park Service  
Mail Stop 7228  
[1849 C St, NW](#)  
[Washington, D.C. 20240](#)



RE: Mercantile Deposit and Trust (B-5305)  
Baltimore City, Maryland

Dear Dr. Ernstein:

Enclosed is documentation for nominating the above-referenced property to the National Register of Historic Places. The Baltimore City Commission on Historical and Architectural Preservation and the Maryland State Review Board have reviewed this documentation, and both recommended nomination. Please note that although the enclosed photographs are over two years old, they nevertheless accurately represent the appearance of the resource. Should you have questions in this matter, please contact Peter Kurtze at [peter.kurtze@maryland.gov](mailto:peter.kurtze@maryland.gov) or (410) 697-9562.

Sincerely,

Elizabeth Hughes  
Director-State Historic  
Preservation Officer

EH/krg  
cc: State Clearinghouse # MD20170915-0806  
Enclosures: NR form, CD  
Correspondence: owner notice, support materials