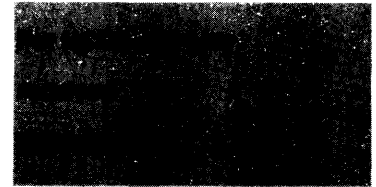


**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

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



1. Name

historic Brown's Arcade

and/or common Brown's Arcade

2. Location

street & number 322-328 ~~North~~ Charles Street N/A not for publication

city, town Baltimore (Independent city) N/A vicinity of congressional district Third

state Maryland code 24 county Independent City code 510

3. Classification

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

4. Owner of Property

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

street & number 519 North Charles Street

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

5. Location of Legal Description

courthouse, registry of deeds, etc. Baltimore City Courthouse

street & number Room 601

city, town Baltimore state Maryland 21202

6. Representation in Existing Surveys

title City of Baltimore
Neighborhood Survey (CHAP) has this property been determined eligible? yes no

date federal state county local

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

city, town Baltimore state Maryland 21202

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

DESCRIPTION SUMMARY

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

GENERAL DESCRIPTION

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

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

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Continuation sheet Brown's Arcade Baltimore City, Maryland Item number 7 Page 1

GENERAL DESCRIPTION (Continued)

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

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

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

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

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

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

SEE CONTINUATION SHEET #2

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Continuation sheet Brown's Arcade Item number 7 Page 2
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GENERAL DESCRIPTION (Continued)

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

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

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

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

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

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Continuation sheet Brown's Arcade
 Baltimore City, Maryland Item number 7 Page 3

GENERAL DESCRIPTION (Continued)

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

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

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

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Continuation sheet Brown's Arcade
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GENERAL DESCRIPTION (Continued)

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

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

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

8. Significance

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

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

Statement of Significance (in one paragraph)

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

HISTORY AND SUPPORT

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

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

9. Major Bibliographical References

SEE CONTINUATION SHEET #7

10. Geographical Data

Acreege of nominated property .452 acre

Quadrangle name Baltimore East

Quadrangle scale 1:24,000

UMT References

A

1	8	3	6	0	6	8	0	4	3	5	0	3	6	0
Zone				Easting				Northing						

B

Zone				Easting				Northing						

C

Zone				Easting				Northing						

D

Zone				Easting				Northing						

E

Zone				Easting				Northing						

F

Zone				Easting				Northing						

G

Zone				Easting				Northing						

H

Zone				Easting				Northing						

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

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

state N/A code county code

state code county code

11. Form Prepared By

name/title Barbara A. Hoff, Director of Development

organization Dalsemer, Catzen and Associates, Inc date July 31, 1982

street & number 121 Water Street at Calvert telephone (301) 837-3691

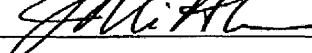
city or town Baltimore state Maryland 21202

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

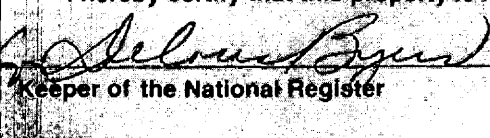
As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage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

State Historic Preservation Officer signature 

title STATE HISTORIC PRESERVATION OFFICER date 12-8-82

For HCERS use only

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

 Entered in the National Register date 1/17/83

Keeper of the National Register

Chief of Registration date

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National Park Service

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Continuation sheet Brown's Arcade Baltimore City, Maryland Item number 7 Page 5

HISTORY AND SUPPORT (Continued)

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

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

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

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

SEE CONTINUATION SHEET #6

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Continuation sheet Brown's Arcade Item number 8 Page 6
Baltimore City, Maryland

HISTORY AND SUPPORT (Continued)

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

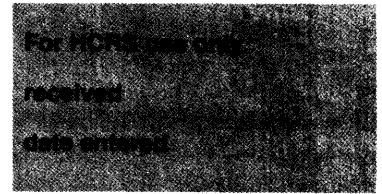
Brauns unified the four rowhouses by placing a single entablature across the eaves of all the buildings as well as evenly spaced, coupled oriel windows which replaced the original fenestration. Three large frontispiece doors accented the entries. Besides being such an unusual building type, his design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

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

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

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Continuation sheet Brown's Arcade, North Charles Street
Baltimore city, Maryland Item number 9 Page 7

MAJOR BIBLIOGRAPHICAL REFERENCES

The Brown's Arcade Building

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- 2) Baltimore City Land Records, Baltimore City Superior Court, Baltimore, Maryland.
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- 12) "Streets - Baltimore - Charles Street", Enoch Pratt Free Library, Maryland Department Vertical File, Baltimore, Maryland.

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Continuation sheet Brown's Arcade
Baltimore City, Maryland Item number 10 Page 8

VERBAL BOUNDARY DESCRIPTION

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

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

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

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