

**Maryland Historical Trust  
State Historic Sites Inventory Form**

 MARYLAND INVENTORY OF  
HISTORIC PROPERTIES

Magi No.

DOE  yes  no
**1. Name** (indicate preferred name)

historic 309-311 West Franklin Street

and/or common Quille-Crown Parking

**2. Location**

 street & number 309-311 W. Franklin Street  not for publication

 city, town Baltimore  vicinity of \_\_\_\_\_ congressional district Seventh

state Maryland county Baltimore

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

**4. Owner of Property** (give names and mailing addresses of all owners)

name Milky Partnership/John Cicero

street &amp; number 11395 S.W. 117th Place

city, town Lake Suzy telephone no.: FL 33821

state and zip code

**5. Location of Legal Description**

 courthouse, registry of deeds, etc. Baltimore City Courthouse RHB3469  
liber

street &amp; number 100 N. Calvert Street, Room 610 folio 665

city, town Baltimore state MD

**6. Representation in Existing** Historical Surveys

title

 date  federal  state  county  local

repository for survey records

city, town state

## 7. Description

Survey No. B-4408

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

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

Resource Count: 1

This circa 1950 brick parking garage is three stories high and one bay wide. It faces north on West Franklin Street and abuts two partywall structures. The south wall opens onto a separate parking lot.

The first story has a large entrance/exit opening enframed by concrete surrounds. The second story has a horizontal slit window cut into the wall. The opening is framed by cast concrete surrounds. The third story has a low brick wall with a rounded cast concrete sill. A corrugated tin fence has been added around the perimeter of the third story. There is no roof stop shelter, but there are parking lights.

The east wall wraps around the restaurant to the east and runs along the alley (State Street). This section of the garage is laid on cinder block with concrete piers dividing it into three bays with low walls. The first bay of the first story is filled with a cinder block wall, the second and third bays have large industrial windows with metal mutins set above a concrete foundation wall. Many of the window glass panes have been broken. The second story has no window glass and is open to the elements. The third story is a low concrete wall with no piers or roof-stop shelter.

The south wall is four bays wide. It faces the Pierce Street alley. The walls and piers are formed of concrete. The entrance/exit is in the third bay. The first, second, and fourth bays have industrial glass windows in metal mutins. The second and third stories are identical to that of the east wall.

The west wall has been bricked up and parged.

The interior of the parking garage is made of reinforced concrete with piers and beams supporting the coffered ceiling. The attendant's office is along the east wall towards the south. It is built into the jog of the building, and has a window in the west wall and door in the south wall.

# 8. Significance

Survey No.

B-4408

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 checked="" type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

### Specific dates

### Builder/Architect

check: Applicable Criteria:  A  B  C  D  
and/or

Applicable Exception:  A  B  C  D  E  F  G

Level of Significance:  national  state  local

Prepare both a summary paragraph of significance and a general statement of history and support.

This circa 1950s parking structure is a significant building type in the Baltimore commercial streetscape. The need for parking structures is a twentieth-century phenomenon that accompanied that rise of the automobile. The three-story height of this structure indicates the growing density of traffic and the need for parking in the downtown district, a need for both office workers and shoppers. The garage also indicates the prevalence of commuter traffic in the downtown area in the post-War period and, as such, makes a contrast with the residential nature of the downtown in the nineteenth-century. The location of the parking structure also indicates the primacy of the Howard Street area: the structure is needed to serve Howard Street area enterprises but is not an appropriate or affordable building type to actually locate on the main street. Thus, by implication, Franklin Street is a lesser street in the economic hierarchy.

The style of the garage is a good example of a utilitarian structure. The design is one of crisp blocks and bands, the lines are clean and the structural parts emphasize geometric regularity. The white sills, lintels and jambs around the openings add a decorative touch. In design it is very similar to the garage at 229-231 West Saratoga Street. The industrial sash windows along the east and south walls is an unusual feature. Such glass was used in an earlier parking garage at 310 West Saratoga Street, but was used as part of a disguise of the true function of the building. In this later example, the industrial glass is used more truthfully to express the utilitarian function of the building. Perhaps the glass was used to weather-proof the interior where the attendant's booth is.

The interior of the garage exposes its internal structure. The reinforced concrete posts and beams form a functional aesthetic which is deemed appropriate for the structure and is typically never covered up.

# 9. Major Bibliographical References

Survey No. B-4408

# 10. Geographical Data

Acreage of nominated property \_\_\_\_\_

Quadrangle name Baltimore East Quad

Quadrangle scale \_\_\_\_\_

UTM References do NOT complete UTM references

A            
 Zone Easting Northing

B            
 Zone Easting Northing

C

D

E

F

G

H

Verbal boundary description and justification

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

state	code	county	code

state	code	county	code

# 11. Form Prepared By

name/title Diane Shaw, Architectural Historian

organization	<u>CHAP, Room 1037</u>	date	<u>December 22, 1991</u>
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street & number	<u>417 E. Fayette Street</u>	telephone	<u>301-396-4866</u>
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city or town	<u>Baltimore</u>	state	<u>MD</u>
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The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust  
 Shaw House  
 21 State Circle  
 Annapolis, Maryland 21401  
 (301) 269-2438

MARYLAND HISTORICAL TRUST  
 DHCP/DHCD  
 100 COMMUNITY PLACE  
 CROWNSVILLE, MD 21032-2021  
 301-514-7600

**COMPREHENSIVE PLAN DATA**

HISTORIC CONTEXT:

Geographic Organization:  
Piedmont

Chronological/Developmental Period:  
Modern Period, 1930-present

Historic Period Themes:  
Architecture  
Economics

Resource Type:  
Building

Historic Environment:  
Urban

Historic Function and Use:  
Transportation

Known Design Source:  
None

REVISIONS

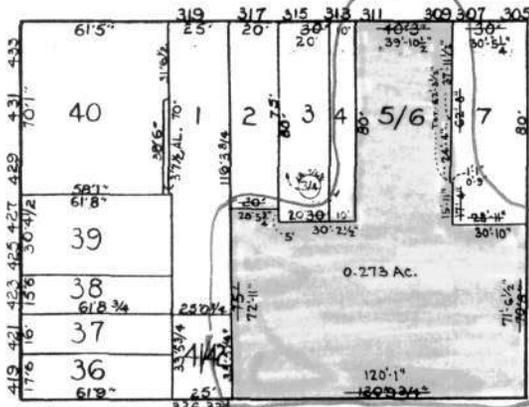
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LOT 21/35 PER O.O.; C.S.H. 77-044  
LOTS 5/6 & 7 COR. PER DEEDS; C.S.H. 61-254.



W. FRANKLIN

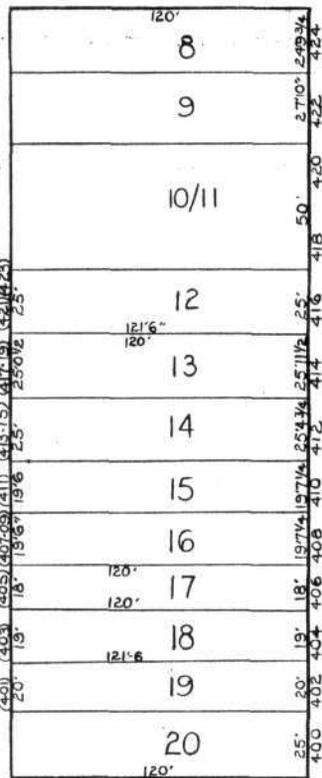
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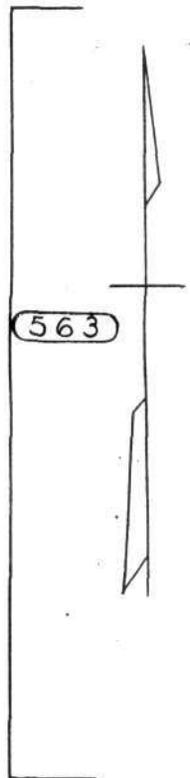
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STATE

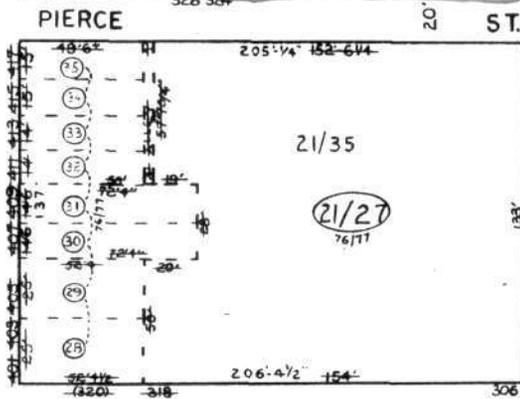


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N. HOWARD

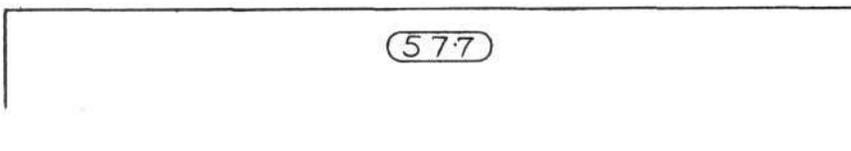


N. EUTAW



W. MULBERRY

ST.

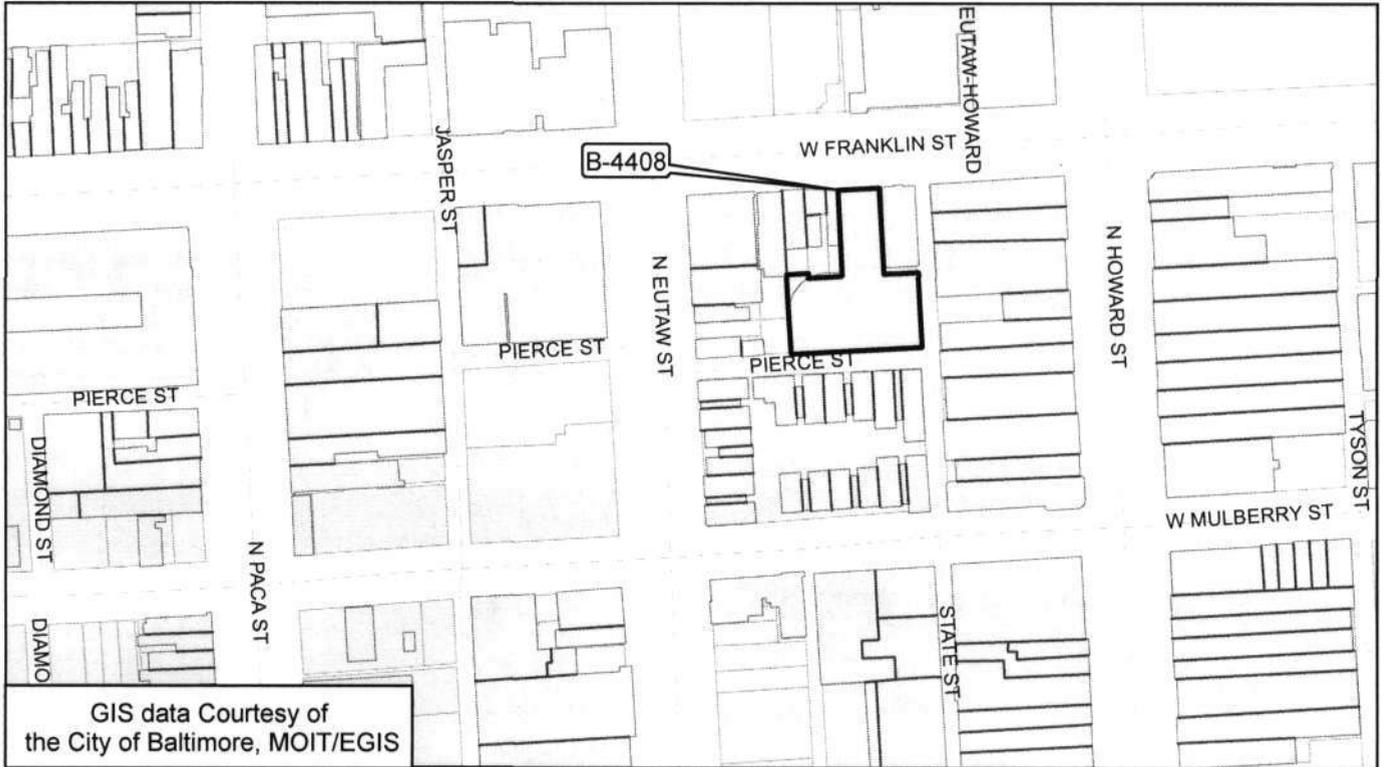


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...TERED BY P.W.  
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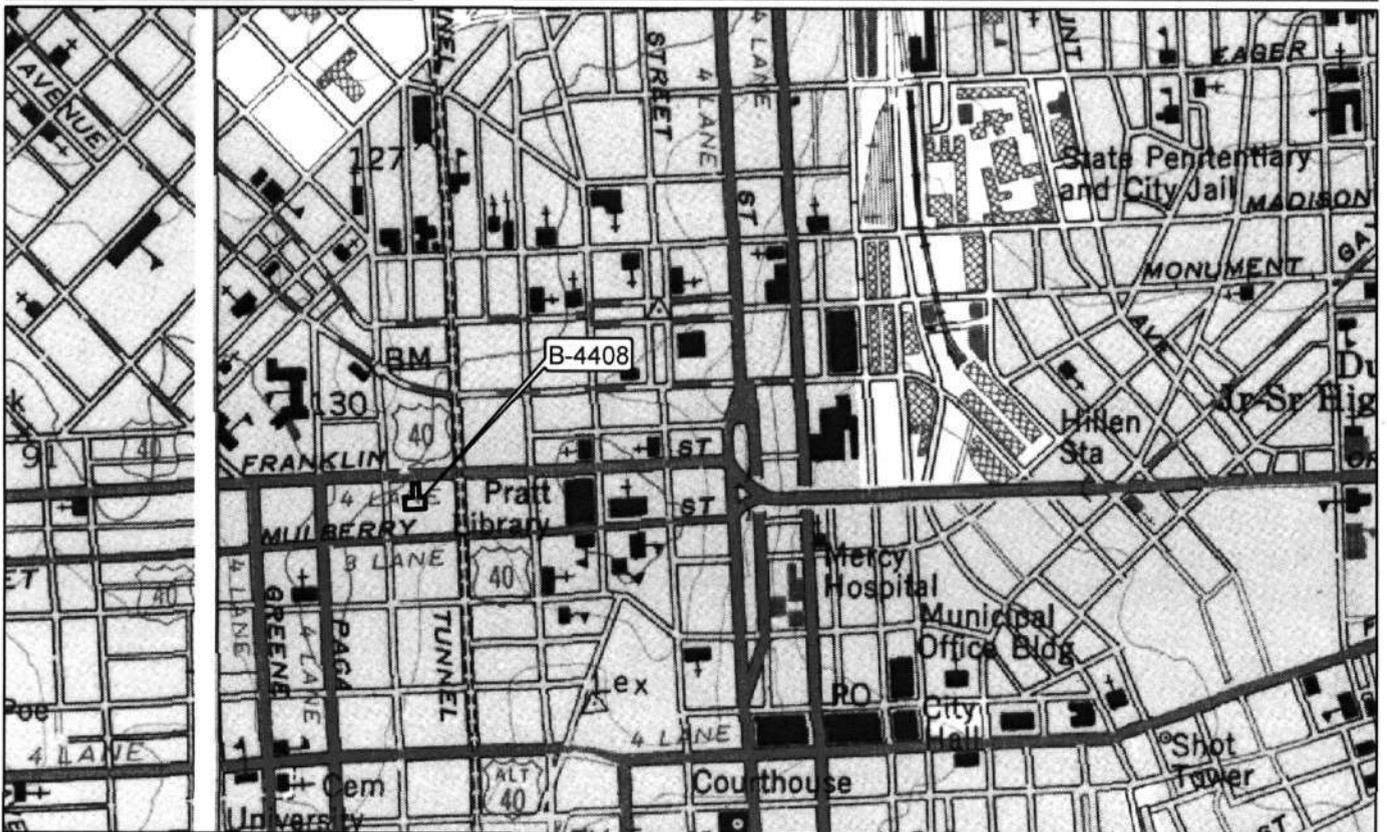
**NOTICE**  
THIS IS A REAL PROPERTY PLAT AS PROVIDED FOR UNDER ARTICLE 76(d) OF THE CITY CHARTER IT IS COMPILED FROM TITLE AND OTHER SOURCES AND IS NOT AN AUTHENTIC SURVEY.

CITY OF BALTIMORE  
DEPARTMENT OF PUBLIC WORKS  
PROPERTY LOCATION DIVISION  
WARD 4 SECTION 2  
BLOCK 562  
SCALE 1"=50' DATE NOV. 1966

B-4408  
Quille-Crown Parking  
309-311 W. Franklin Street  
Block 0562, Lot 005  
Baltimore City  
Baltimore East Quad.



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



MARYLAND  
SQUARE  
RESTAURANT  
BEEF STEAKS

305

CARRY-OUT

PIZZA

P QUILLE - CROWN PARKING P

QUILLE-CROWN  
PARK  
→

MAX RATE  
3.50  
PER DAY

*Cand's  
Fashions & Millinery*

OPEN

B-4408

309-311 W. Franklin St. - garage

Baltimore MD

Diane Shaw

8/91

Maryland SHPO

Facade, north elevation

1/2



B-4408

309-311 W. Franklin St.

Baltimore MD

Diane Shaw

8/91

Maryland SIPO

South elevation (rear)

2/2