

HEATH STREET LOFTS

BALTIMORE, MD

AWARDED HISTORIC TAX CREDITS

HISTORIC PRESERVATION

HISTORIC TAX CREDITS

MIXED-USE & MULTI-FAMILY HOUSING



PROJECT OVERVIEW:

SIZE: 85,000 SQ. FT, 59 UNITS

FOUR STORY & BASEMENT

COST: \$10,000,000.00

CLIENT:

COMPLETION:



CHALLENGE: The challenge of the Heath Street Lofts project was to develop and design 59 units and a penthouse with a roof terrace while retaining the essential industrial nature of the building regardless of its transformation to residential use.

APPROACH: The original four-story brick industrial building was constructed in 1911 and in 1927 a poured concrete wing was added to the east. The interior consists of open plan spaces with exposed structural systems. The 1911 brick building has exposed timber posts and beams and the 1927 building has concrete mushroom columns. It was important to the design team to keep these elements intact in the laying out of the residential units. The site had to be rezoned from M-2 to R-10 because the building extends through an industrial zone and residential neighborhood. The residential conversion is important both for revitalizing the declining industrial zone and for maintaining the health of the rowhouse neighborhood.

OUTCOME: Heath Street Lofts were successfully developed with 59 units, a penthouse and a roof terrace while retaining the essential industrial nature of the building. The project was also able to achieve federal historic tax credits. The project team included Poverni Ventures, Management Restoration Service, and Urban Design Group.

