

HOWARD ROW STREET

BALTIMORE, MD

HISTORIC PRESERVATION

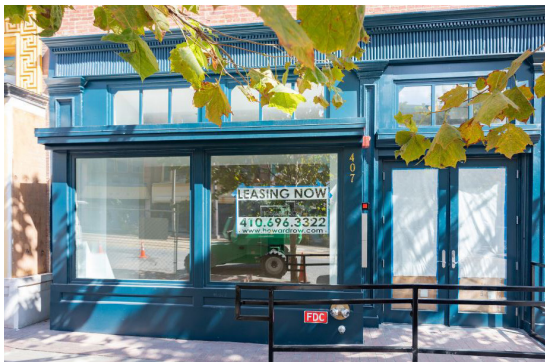
HISTORIC TAX CREDITS

MIXED-USE & MULTI-FAMILY HOUSING



CHALLENGE: The challenge of the Howard Row Street Project was to design and develop mixed-use & multi-family housing in five adjacent lots along North Howard Street. The five lots had existing buildings that were dilapidated and missing interior structural elements. These buildings are located in the Market Center National Register District and are an example of the commercial structures built on Baltimore's main shopping thoroughfare in the late 19th century.

APPROACH: The Howard Row design team worked closely with the project developer, Poverni Sheikh Group, as well as the Commission for Historical and Architectural Preservation of Baltimore. The five buildings were converted into mixed-use & multi-family housing while preserving the essence of the 1870's street's historic elements. Some of those elements were the design of the original storefronts on the ground floor and the windows on the second and third floors. These original storefronts and windows from the 1870's were repaired or replaced, with approved and similar wood clad models, within the original brick openings. The team also created unique partnerships and worked closely with the adjacent communities to make this a successful project in the Market Center National Register District.



OUTCOME: This project will serve the nearby residential and office populations' retail and housing needs, while removing the stigma related to the long-abandoned buildings along Howard Street in Baltimore.

PROJECT OVERVIEW:

SIZE: 12,525 SQ. FT PER BUILDING, 42 UNITS

5 BUILDINGS/3 STORY & BASEMENT

COST: \$1,250,500.00

CLIENT: POVERNI SHEIKH GROUP

COMPLETION: STILL IN PROGRESS



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