

PATTERSON PARK LOFTS

BALTIMORE, MD

AWARDED NPS AND CHAP HISTORIC TAX CREDITS

RESIDENTIAL

COMMERCIAL

HISTORIC PRESERVATION

HISTORIC TAX CREDITS



CHALLENGE: Patterson park lofts is located in the Patterson park neighborhood, a historic neighborhood in Baltimore. This site had multiple historic features to be retained and restored including the existing stone and brick masonry and the stained glass. The existing altar had to be retained likewise the existing fireplace in the pastor's office. In addition, this historical building had to undergo BMZA request and approval. The appeal was to use the premises as six (6) dwelling units and two (2) efficiency units in which the zoning administrator determined that it was a conditional use conversion in a R-8 zoning district. The department of planning had no objection to this appeal. Also, the topographic and geotechnical surveys had to be carried out. Overall, the historic integrity of the church had to be maintained.

APPROACH: The design provided consists of the development of the conversion of an existing two-story church with basement into eight (8) apartment units. No historic fabric of the building was impaired as it was preserved. The existing exterior stone and brick was cleaned and restored. All stained glass was restored and re-installed in their original openings which included the removal of all plexiglass while preserving the characters of the existing space. Team includes Urban Design Group, Skarda & Associates, Inc, SRBR Engineers, and Charles Belfoure as the historic tax consultant.

OUTCOME: This historical building was painstakingly designed and completed with the church housing eight (8) apartment units per BMZA approval while maintaining and preserving the historical features and elements of the church. It was also awarded the NPS and CHAP tax credits.

PROJECT OVERVIEW:

SIZE: 13,470 SF

COST: \$421,500.00

CLIENT: 300 S PATTERSON PARK, LLC

COMPLETION: 2016

