

MERCHANT POINT

BALTIMORE, MD

AIA MARYLAND CITATION AWARD FOR MASTER PLANNING

MASTER PLANNING

HISTORIC PRESERVATION

URBAN INFILL

RESIDENTIAL / COMMERCIAL /

INSTITUTIONAL



PROJECT OVERVIEW:

SIZE: 50,000 SF RESIDENTIAL

28,600 SF MIXED USE

COST: \$7,000,000.00

CLIENT: STONINGTON PARTNERS

COMPLETION DATE: 2012



CHALLENGE: Merchant Point is situated in the heart of the Fell's Point, a historic neighborhood in Baltimore. This site not only faced the challenge of addressing different streets, but had multiple historic buildings to be restored including a historic church and convent, open green spaces to revive, and empty lots to be infilled. This new masterplan had to consider the current parking needs and sustainable design requirements while maintaining the historical context and the neighborhood's pedestrian friendly culture.

APPROACH: The historic buildings were restored and modernized. The convent was converted into a school and given a playground and an urban garden to be shared with the community. The church was repurposed for use as offices, a gym/yoga studio, a residential unit, and an auditorium for the school. The four-bay mansion was restored to its original grandeur and an addition was designed. The new townhouse buildings integrate into the site and the surrounding neighborhood in their scale, proportion, and materiality. Looking to the neighborhood's historic commercial buildings for massing, each group of townhomes has its own personality through the use of traditional masonry details. The interiors of the three groups incorporate open floor plans and modern features to create airy, bright spaces. Residents of the townhomes can take advantage of the lively street presence on Ann Street through street front access and stoops.

OUTCOME: Planned using design principles that placed an emphasis on urbanism and sustainability, Merchant Point has seamlessly woven itself into the historic context of Fell's Point and reinvigorated a dilapidated and underused site.

