



# The Hamlet

ULI BALTIMORE 2023 WAVEMAKER AWARDS  
HIGHLANDTOWN, BALTIMORE MD

## Completion Date

January 4, 2023

## Awards Applicant

Urban Design Group

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*Principal*

## Point of Contact

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## Project Overview

The Hamlet, formerly known as the Emmanuel Evangelical Lutheran Church, is a meticulously transformed early 20th-century church located in the heart of Highlandtown, Baltimore. Leveraging the property's C-1 zoning, this architectural gem has been converted into ten boutique live/work apartments and a second-floor commercial space in the original sanctuary. Achieving federal and state historic tax credits, the Hamlet beautifully preserves the community's heritage while providing modern, sustainable living spaces. From the vibrant stained glass to the refinished hardwood floors, each apartment seamlessly blends historic charm with contemporary comforts. The Hamlet stands as a symbol of revival and cultural revitalization in Highlandtown, offering a unique live/work oasis that reflects the district's flourishing arts community while accommodating the needs of the modern workforce living in the Arts & Entertainment (A&E) District.

## Project Team

Developer: Urban Scene Development  
Architect: Urban Design Group  
Contractor: Smart Box Construction  
Structural: SKARDA & Associates

Leasing: Urban Place Property Management  
Civil Engineer: Kimley-Horn & Associates  
MEP Engineer: JennErik Engineering





*Above: The north facade of the Hamlet along E Baltimore St. Right: Commercial entrances to the sanctuary of the original church. Bottom Right: Live/work units with private entrances along S Robinson St.*

## Completeness

The Hamlet is a fully realized project, seamlessly converting the historic church into vibrant live/work apartments. Led by a dedicated team with careful attention to detail, this comprehensive conversion meets rigorous preservation standards in accordance with historic regulations. Having secured both private and public funding, its completion contributes to the transformation of an underutilized space into a thriving community asset.



## A Sense of Place & Quality

The Hamlet embodies the special characteristics of the Highlandtown neighborhood and serves as a reflection of its cultural fabric. The conversion preserves the historic elements, such as vibrant stained glass and refurbished hardwood floors, while integrating modern amenities and comforts. This designation fosters a flourishing arts community and attracts new businesses and residents. Since its renovation, the Hamlet has enhanced the neighborhood's sense of place and quality of life, becoming a cornerstone of the neighborhood's ongoing development.







*Above: Interior of the second-floor commercial space. Right: First-floor studio featuring restored tin ceilings. Bottom Right: Second-floor studio featuring refinished hardwood floors.*

## Sustainability

The Hamlet exemplifies sustainability by repurposing a historic structure and minimizing the environmental impact associated with new construction. The adaptive reuse approach reduces embodied carbon and preserves the building's historic fabric. The project incorporates sustainable features, including energy-efficient fixtures and appliances, materials with low environmental impact, and a commitment to responsible development practices. By promoting sustainability, the Hamlet contributes to the long-term environmental health of the Highlandtown community.

## Visionary & Emulation

The Hamlet is a visionary project that takes the concept of adaptive reuse to a new level. Its successful conversion revitalizes a cherished historic building, serving as a catalyst for economic growth in Highlandtown and neighboring areas. The seamless integration of old and new elements sets a precedent for future adaptive reuse projects. The Hamlet's success serves as a model for how historic buildings can be transformed into vibrant community spaces.







Above: Original stained glass from the former Bible study room. Right: Interior of the second-floor commercial space.

## A Need

The Hamlet addresses the need for affordable housing in Baltimore, particularly for small business owners, artists, healthcare professionals, and essential workers. Its reasonably priced apartments, strategically located near Johns Hopkins Hospital, provide convenient and comfortable homes that support local institutions. The Hamlet contributes to the equitable growth of Baltimore City and the preservation of a diverse cultural influence, embodying a commitment to creating a thriving and inclusive community.

The Hamlet represents the transformative power of adaptive reuse, sustainability, and community-driven development. Through its conversion from a historic church into contemporary live/work units, it beautifully preserves architectural heritage while supporting the Highlandtown A&E District. By fostering creativity, supporting local businesses, and meeting the needs of the community, the Hamlet enhances the area's cultural vibrancy and sets a new standard for excellence in design. It serves as a beacon of successful adaptive reuse for future development, contributing to the ongoing revitalization of Baltimore City.

