



SUBMISSION PREPARED FOR ULI BALTIMORE:

# 2024 WaveMaker Awards Guardian House

SUBMITTED BY BOZZUTO CONSTRUCTION COMPANY

JULY 2024





### **Project Team**

Developer: Landmark Partners  
Architect: SM+P Architects  
General Contractor: Bozzuto Construction  
Structural Engineer: ONYX Design and Consulting, LLC  
MEP Engineer: Century Engineering  
Property Manager: Common

### **Funding**

M&T Bank  
Baltimore City Development Corporation  
Department of Housing and Community Development  
State of Maryland

### **PROJECT OVERVIEW**

Guardian House is a rehabilitation and consolidation of three (3) historic buildings in Baltimore City.

This community was designed to provide convenience and affordability to City residents, specifically First Responders, right in the central business district.

The development transitioned unused office and commercial space into 66 new apartment units, as well as interior and exterior common space.

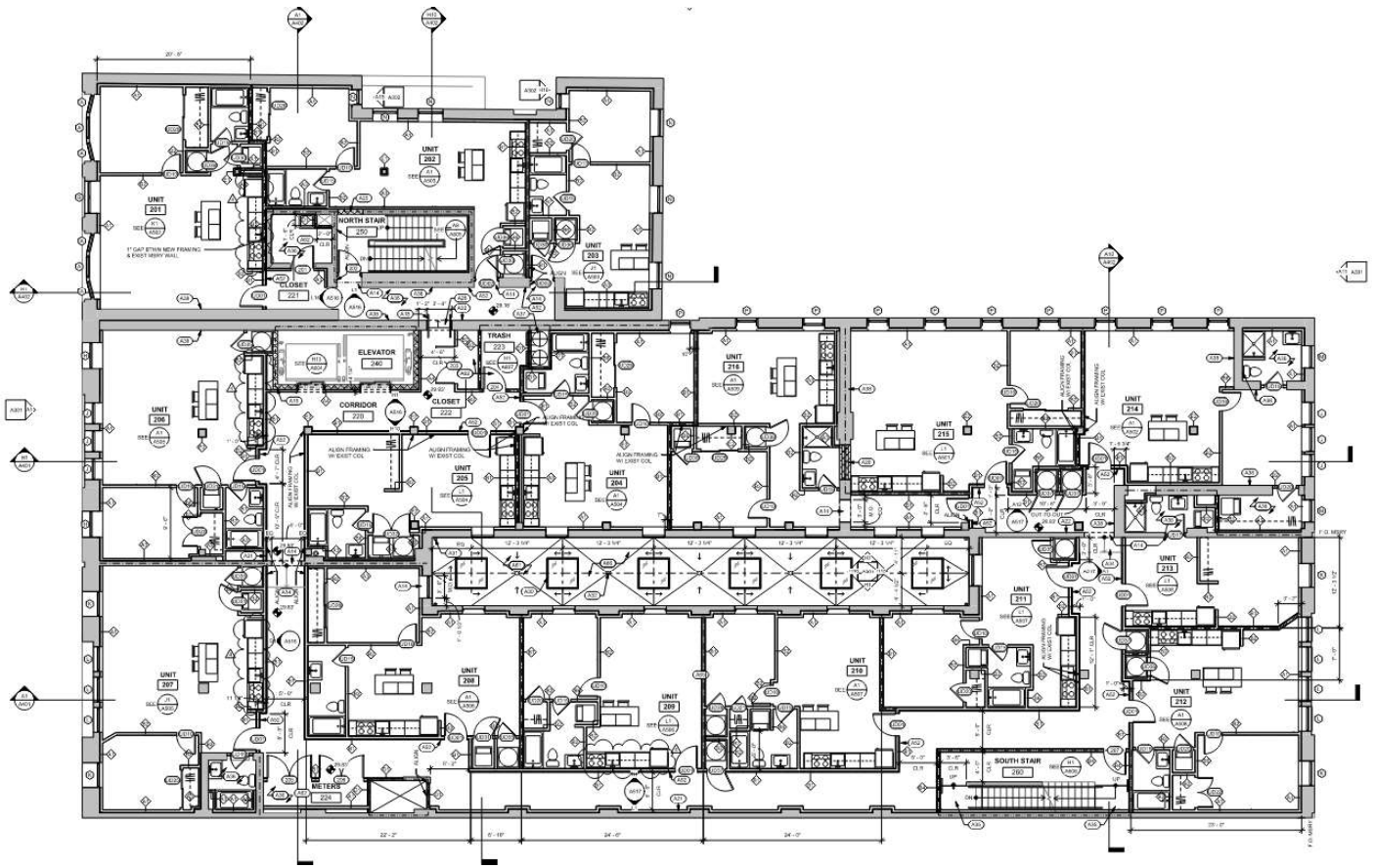
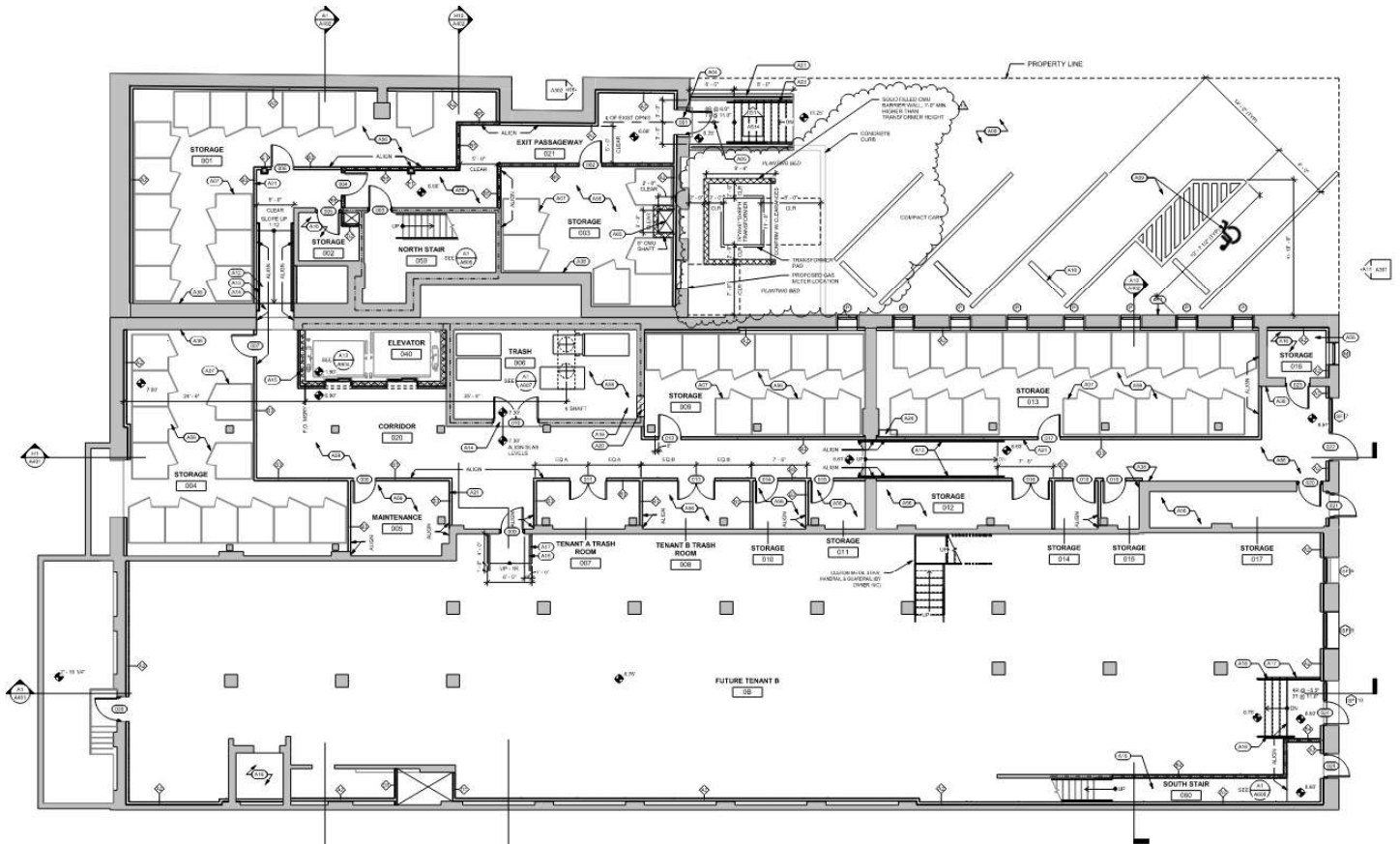
### **Completion Date**

Summer 2024

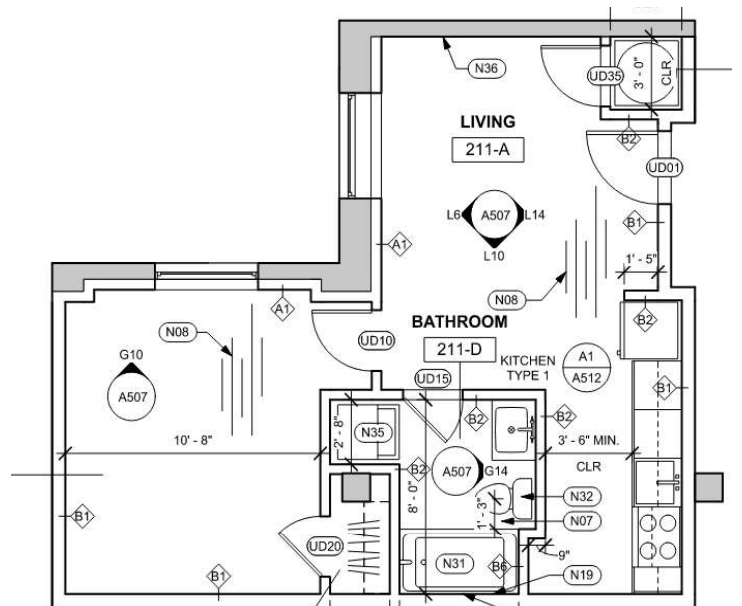
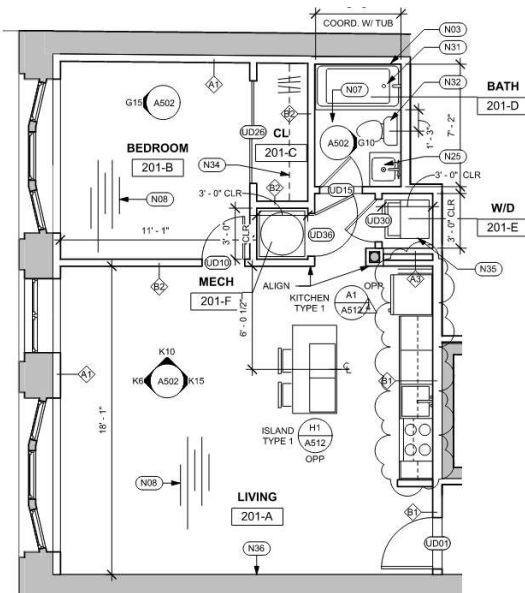
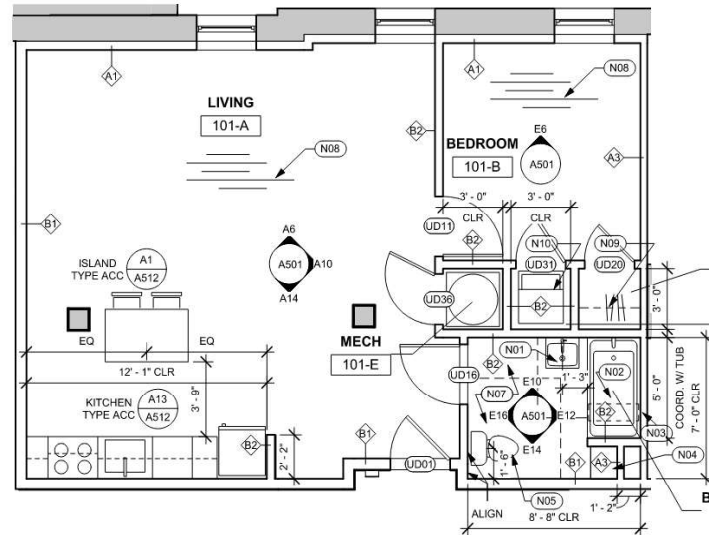
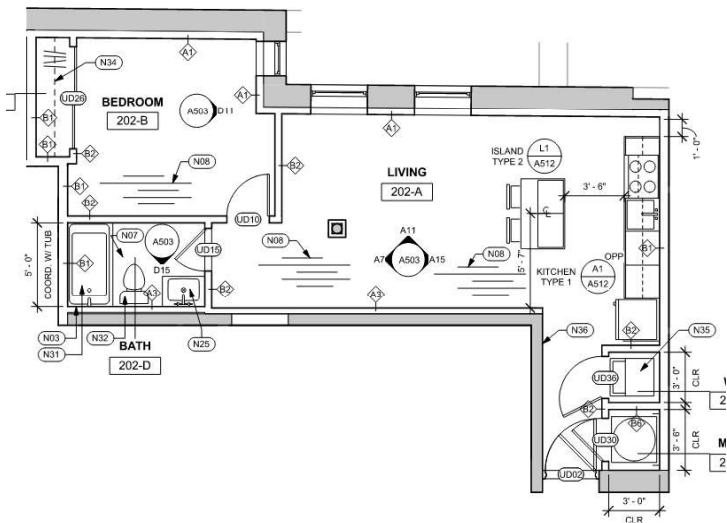
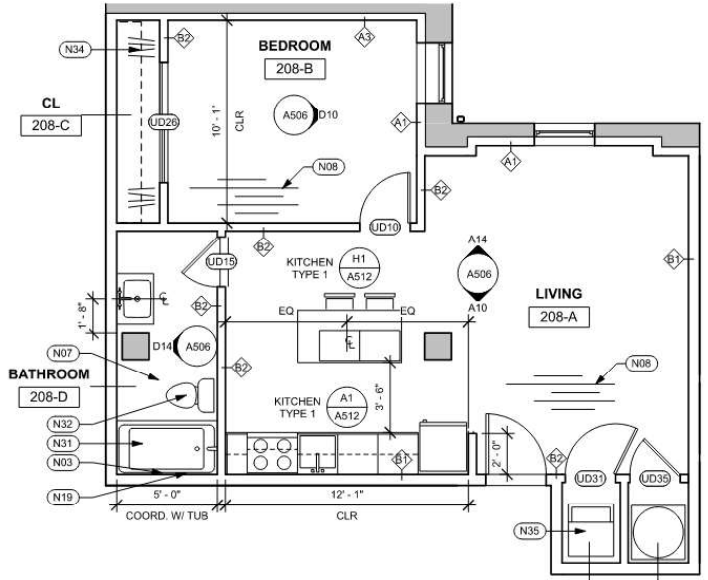
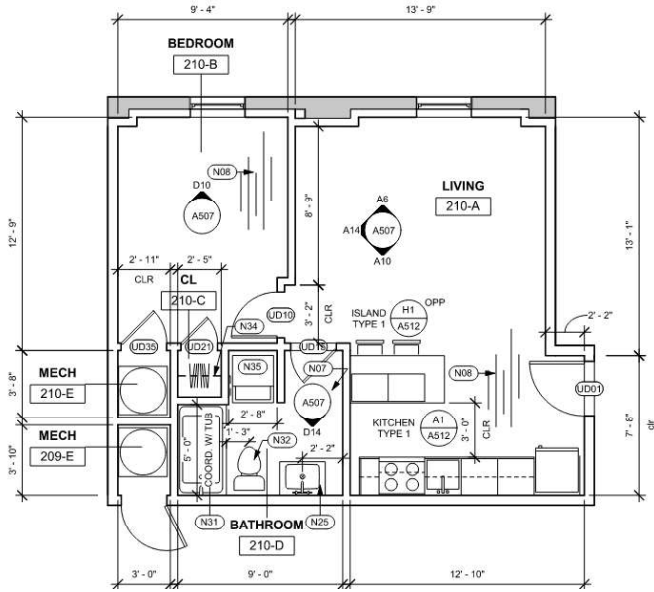
### **Location**

17/19/23 South Gay Street  
Baltimore, MD 21201

# FLOOR PLANS



# UNIT PLANS



## COMPLETENESS

The financing of this project aligns with the Public Private Partnership (P3) structure, which is becoming increasingly prevalent as teams seek innovative ways to fund their projects. The development team utilized the nationally available 4% Low-Income Housing Tax Credits (LIHTC) and the Historic Tax Credit (HTC) programs, which draw incentivized funding from both the city and state to promote responsible development. The Baltimore City Development Corporation (BDC) also provided a grant loan. The grant program was created to support private developers in funding revitalization projects throughout the city and to stimulate growth downtown. Additionally, the state-funded Multifamily Energy Efficiency and Housing Affordability (MEEHA) program contributed to the decision to integrate energy-efficient design elements and appliances, reinforcing the project's financial viability and commitment to sustainability.

Guardian House participated in a competitive RFP process to spur development in the downtown area. This process led to the city selecting a development team to collaboratively determine the project's direction. From design to approvals and construction, the team ensured a coherent and strategic approach.

The project received support through a Rental Housing Works loan and a MEEHA Grant for energy efficiency and cost savings — both administered by the Department of Housing & Community Development (DHCD) — as well as a City Loan from the Baltimore Development Corporation. These investments demonstrate a sound use of private and public funds, significantly contributing to the transformation of the community and neighborhood.



“

A primary motivation for Guardian House, and the basis of its name, is that public safety is best achieved when police officers and other first responders who serve others are able to live in the communities they are part of and protect.”

- Jon Pannoni,  
Landmark Partners



## SENSE OF PLACE & QUALITY

Guardian House was conceived not only as a historic preservation effort but also as a vibrant renewal of three existing historic buildings in downtown Baltimore. This project transforms these structures into housing units for first responders, preserving the area's historic charm while enhancing functionality. In collaboration with the Baltimore Development Corporation and Community Development Administration (CDA), the project focused on activating these buildings to reflect the unique characteristics of the locality.

The scope of this project included restoring original design elements, including wood storefronts, cornices, stucco, and masonry. Key preservation efforts include replacing existing windows with new aluminum-clad wood versions that mimic the originals, cleaning and treating copper features, and custom fabricating replacements for any irreparable historical details. The project also includes significant brick and stucco façade repairs using traditional materials to maintain architectural integrity. By preserving the structures' architectural integrity and historical significance, Guardian House has created an inspiring environment that serves as a crucial anchor in the community.

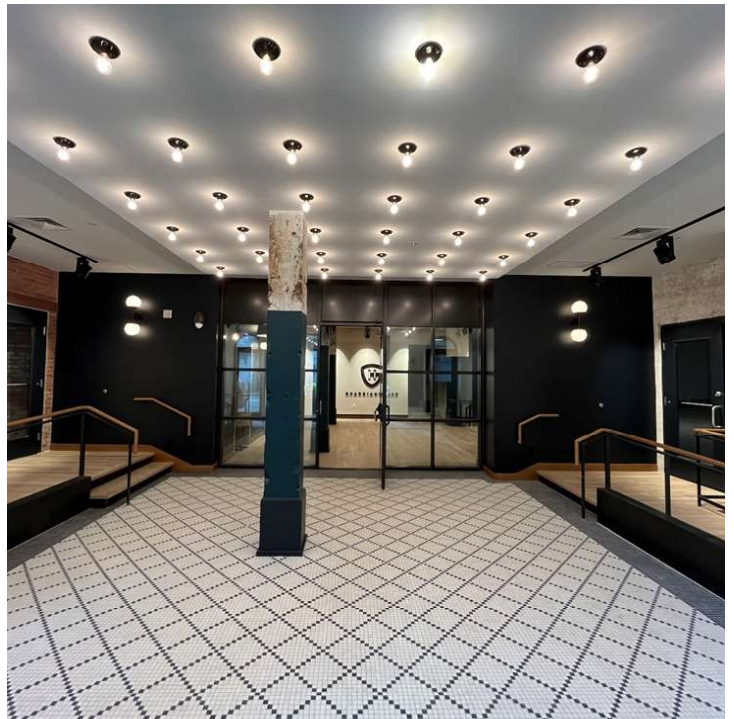
This redevelopment respects Baltimore's aesthetic and cultural heritage and meets high standards of excellence in design and construction. The project stands as a powerful example of strategic community engagement and investment, fostering a sense of pride and place among residents and the broader community.

## SUSTAINABILITY

The project's sustainability approach encompasses the adaptive reuse of a historic structure, repurposing the building's existing anatomy. This strategy conserves resources and revitalizes underutilized community assets, integrating green technologies like energy-efficient appliances. This project exemplifies sustainable development through the adaptive reuse of a historic structure, blending preservation with modern upgrades. This effort involves restoring critical elements like wood storefronts, cornices, stucco, and masonry while introducing energy-efficient aluminum-clad wood windows that mimic the original designs.

During the course of construction, sustainability practices such as recycling and preservation of as much of the building as possible to lessen our carbon footprint and keep the authenticity of the building.

Positioned in a Priority Funding Area, the project maximizes existing infrastructure and emphasizes transit-oriented design. Additionally, Guardian House addresses local community needs by fostering employment by engaging local workers in management and maintenance roles, which supports job training and provides stable employment opportunities. The project also plans to incorporate educational and recreational programs for residents of all ages, enriching the local neighborhood and contributing to its economic and social vitality.



## VISIONARY & EMULATION

Guardian House stands as a model for urban renewal projects, encouraging other developers to consider adaptive reuse of historic properties while supplying much needed housing for our first responders. By prioritizing sustainability and community needs, the project not only preserves a piece of Baltimore's architectural history but also revitalizes an entire neighborhood, making it a viable template for similar urban development initiatives worldwide.

The rehabilitation of Guardian House by structural engineer ONYX Design and Consulting, LLC exemplifies a visionary approach to historical preservation, merging modern construction techniques with meticulous restoration. The project entailed replacing significant portions of the wood framing—60% in two of the buildings and 85% in the third—while installing new floor plates on levels two through five. Temporary lateral shoring and bracing were also necessary to support the foundation during these extensive renovations. The project also introduced a new fifth-floor, wood-framed addition to the center building, enhancing its functionality without compromising its historical integrity.



Before



After



## A NEED

Guardian House was specifically named to honor and serve the first responders of Baltimore City, reflecting a direct response to the unique needs of the local community.

Over twenty percent of the units are designated for Baltimore Police Department and Baltimore Fire Department personnel, with rent significantly reduced for those earning less than 60% of the Baltimore Area Median Income (AMI).

Per Jon Pannoni, President of Landmark Partners Baltimore, "A primary motivation for Guardian House, and the basis of its name, is that public safety is best achieved when police officers and other first responders who serve others are able to live in the communities they are part of and protect."

This approach not only meets the need for workforce housing in Baltimore City and supports the well-being of essential workers, but it also fosters a deeper connection between them and the community, enhancing the overall security and cohesion of the area.



## Applicant Information

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NO STOPPING

TO NORTH 83

ONE WAY

LOBE BUILDING

Available For Lease

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PRE-OPENING





GUARDIANHOUSE

