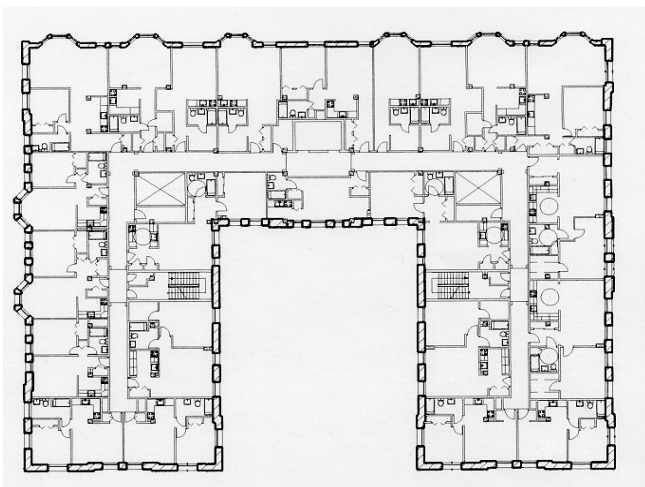




Eutaw Place elevation



Typical floor plan after renovation



Marlborough Apartments Baltimore, MD

Project: The Marlborough Apartments at 1701 Eutaw Place, Bolton Hill, was designed in 1907 as an address for Baltimore's wealthiest citizens. The most notable residents from the first half of the century were Dr. Claribel and Miss Etta Cone. The sisters assembled one of the world's most famous art collections in their apartment. In 1972 the Marlborough was converted from 80 luxury apartments to 280 low-income apartments. The interior was fully gutted but the splendid exterior of the building remained intact. The latest project involves full restoration of all exterior surfaces including a new roof, repair of ornamental sheet metal roof balustrades and dentils, masonry cleaning, re-pointing and new windows on the upper floors and restoration of the existing wood windows on the first three floors. The renovation reverts some of the earlier exterior changes and makes the building interior more compatible with its exterior. The construction scope included a reconfiguration of the building from 287 housing units to 227 units. Adjacent efficiency units were converted into spacious and accessible one-bedroom units. The building was upgraded according to new life safety standards and the American Disabilities Act. Building improvements include a new sprinkler system, central boilers for heating, and air conditioning units. Each apartment unit received new kitchen cabinets, refrigerator, stove, new floor coverings and painting. The corridors were completely redesigned with higher ceilings, pilasters, and a new lighting concept. Each floor has three small exhibit nodes in which the past of the building and the history of its residents will be displayed. Tenant service areas such as a community room, kitchen, computer lab, library and doctor's office were added. The project received the 1999 Baltimore Heritage Historic Preservation Award.

Responsibilities: Construction documents and specifications, CDA coordination, review of State and Federal regulations regarding historic preservation (for use of historic tax credits). Presentations to the Bolton Hill Community architectural review committee, value engineering with general contractor (Harkins Builders). Construction Administration.



Left: Entry detail

Right: Stonework detail