

MARYLAND HERITAGE STRUCTURE REHABILITATION TAX CREDIT

Project Sponsor(s): Bromo Seltzer Arts Tower LLC
Brown Development
Baltimore Office of Promotion & The Arts

Total Project Cost: \$2,232,557

Total Tax Credit: \$446,511

Total Leveraged Investment: \$1,786,046

The rehabilitation and repurposing of the historic Baltimore City landmark into a functional downtown workplace was a key project that served as a much needed catalyst for the WestSide redevelopment initiative. The restoration of the Tower created the largest shared studio space in the city for both literary and visual artists. The Bromo Seltzer Arts Tower has become an integral thread in the cultural fiber of the WestSide community.

The Emerson Bromo-Seltzer Tower, built in 1911, is unique in Baltimore because it was inspired by the Palazzo Vecchio in Florence, Italy, and because its height of fifteen stories made it the tallest building in Baltimore until the 1930s. It became a visual landmark for several generations of Baltimoreans as well as a symbol of the city. The building was vacant for several years, but this major rehabilitation project converted it to studios for working artists, and spurred new development activity on the city's Westside.

The large windows and abundant natural light that flood the building led the Baltimore Office of Promotion & The Arts, Inc. (BOPA) to suggest turning the building into a space for artists. BOPA formed a public-private partnership with Brown Development to manage the development process and to provide much needed capital funding. The main goal of the project, however, was not to create private studios, but rather to have a place where the public is welcomed in to mingle with artists and experience the uniqueness of the historic building.

BALTIMORE CITY

Bromo Seltzer Baltimore Arts Tower

312-318 West Lombard Street

District 43

