

MARYLAND HERITAGE STRUCTURE REHABILITATION TAX CREDIT

FY2010 Rehabilitation Tax Credit Recipient

Project Sponsor(s):	Seawall Development
Total Project Cost (projected):	\$20,000,000
Total Tax Credit (awarded):	\$2,920,000
Total Leveraged Investment:	\$17,080,000

Druid Mill is located in the Hampden National Register Historic District and is noted for its association with the industrial history of the Jones Falls valley. The mill was commissioned by Horatio Nelson Gambrill. The initial structure was erected in 1866 and expanded in 1872 to create the largest stone mill in Maryland and went on to become the largest cotton duck mill in the United States. The complex is also noted for its unique structural system that combined massive walls of locally quarried stone walls, heavy timber framing and a very early use of decorative cast iron columns. The building is presently vacant and is threatened by failing roofs, water infiltration and neglect.

Seawall Development Company, the project developer, proposes to convert the 97,000 square foot mill complex into a mixed-use residential and commercial center that will provide affordable apartments and office space primarily to individuals and organizations that support the local community. The building will be rehabilitated and L.E.E.D. certified into two components: roughly half will provide office space for non-profits whose thrust is to provide support services to the residents of Baltimore City. The other half of the complex will be renovated into approximately 54 affordable teacher's apartments targeted towards teachers new to the Baltimore School System. The boiler building (6,000 square feet) with the smokestack may become either a restaurant or cafe, or some other retail on those lines. The rest of the building (25,000 square feet) will be leased as non-profit office space. They plan to have 150 parking spaces on site.

BALTIMORE CITY

Union (Druid) Mill

1500 Union Avenue

Baltimore

District 40

