

Lion Brothers Building

Baltimore, Maryland

PROJECT DESCRIPTION

Listed on the U.S. National Register of Historic Places, the redevelopment of the landmark Lion Brothers Building brought new life and investment to the Hollins Market neighborhood in West Baltimore. The three-story building, with its rich manufacturing history, provides a new home to Baltimore's growing companies and institutions.

What is now called the Lion Brothers Building was built in 1886 as a livery stable. It became associated with one of Baltimore's oldest continually operating businesses, the Lion Brothers Company, after the company relocated to and expanded the building following the 1904 Baltimore Fire. The Lion Brothers Company manufactured embroidered emblems in the building until the late 1950s, before relocating to Owings Mills. Globe Screen Printing then occupied the building until the early 2000s, leaving the building vacant until now.

Cross Street Partners took care to preserve the building's historic fabric and story and to meet the Secretary of the Interior's standards, while incorporating modern building systems and amenities. The architectural style was not lost on the commercial tenants, who chose to preserve many of the unique building features, such as original fire doors wood floors. The scope of work for this \$8,000,000 QRE project included: a complete interior demo of obsolete MEP systems and nonhistoric finishes, structural repairs, cleaning and repointing exterior brick, stabilizing and rebuilding the chimney, asbestos and lead paint removal, restoration of the historic factory windows and replication of the historic stable building windows, restoration of the original fire doors, salvaging and refurbishing the hard wood floors on the second and third levels, and polishing the original concrete floors in the lobby. The team installed new mechanical and electrical systems, new water and sprinkler system, new storm windows behind the original single-pane factory windows, and a new elevator. Amenities include an on-site gym and access to the UMB BioPark's host of services. Parking is provided on an adjacent surface lot, as well as in the BioPark garage.

Among the tenants leasing space are anchor Enterprise Homes, Inc., of affordable and workforce communities; Baltimore Community Lending, a CDFI dedicated to transforming and revitalizing Baltimore neighborhoods; the University of Maryland Baltimore County (UMBC) Intermedia and Digital Arts graduate program; University of Maryland Ventures/ GRID, an innovation space; Culinary Architecture, a cafe featuring a full-service coffee bar, curated gourmet sandwiches and desserts; Neopol Savory Smokery's processing center; and Spring Garden Lending, a private lender specializing in bridge and permanent loans. ■

Award: Baltimore Heritage 2017 Adaptive Reuse and Compatible Design Award



cross
street
PARTNERS



DEVELOPER

Cross Street Partners

ARCHITECT

Cho Benn Holback, a Quinn Evan Company

CSP ROLE

Developer
General Contractor
Property Manager

PROJECT TYPE

Adaptive Reuse, Mixed Use

PROJECT SIZE

38,000 square feet

PROJECT COST

\$12,000,000

COMPLETION

January 2017

2400 Boston Street, Suite 404
Baltimore, MD 21224

www.crossstpartners.com