

## NCO Club



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Maryland Historical Trust





## Admin. Building 2 (Bernard D. Merson Building)



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# Storage Building



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# OMS Building



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## Garage Building



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## Other features



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## Other features



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# Easement Scope

The Easement will encompass and protect the following areas of the Property

\*All exterior facades of the 7 buildings which comprise the Pikesville Armory Complex:

- the Armory
- the Admin. Building 1
- the Admin. Building 2
- the NCO Club
- the Garage Building
- the OMS Building
- the Storage Building



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# Easement Scope

\*Portions of interiors of certain buildings, inclusive of all existing features:

- the Armory
  - Drill Floor on the 1st Floor
  - Classrooms 101-104 on the 2nd Floor
- the Admin. Building 1
  - Hall Room on the 1st Floor
  - Stage on the 1st Floor
  - Classroom 8 on the 1st Floor
  - Officer's Club in the Basement
- the Admin. Building 2
  - Entrance Hall and Lobby on 1<sup>st</sup> Floor
- The NCO Club
  - Main Hall on the 1<sup>st</sup> Floor
  - Bar on the 1<sup>st</sup> Floor
  - Staircase between the 1<sup>st</sup> and 2<sup>nd</sup> Floors



\*The surrounding 14 acres of real property

\*Archeological resources on the surface or subsurface of the property



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# Maryland Heritage Structure Rehabilitation Tax Credit

What it is:

A 20% refundable state income tax credit on eligible rehabilitation expenses on certified historic structures

Three project types:



**Competitive Commercial**



**Small  
Commercial**



**Homeowner**



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# Competitive Commercial Historic Tax Credits

- For income-producing properties that undergo substantial rehabilitations that exceed the greater of \$25,000 or the adjusted basis

The credit is:

- 20% for standard projects
  - +5% for “high performance” buildings that achieve LEED gold certification or equivalent
  - Capped at \$3 million per project
- Applications are competitively rated and ranked and are only accepted during the annual open application period.



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## Next Steps

1. Maryland Historical Trust continues working with the Maryland Military Department and the Department of General Services to finalize the checklist of required items for easement conveyance.
2. Easement is conveyed to the Maryland Historical Trust by the purchaser of the Armory at time of signature of deed of sale/transfer out of state ownership.

For more information:

<http://mht.maryland.gov/>



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