



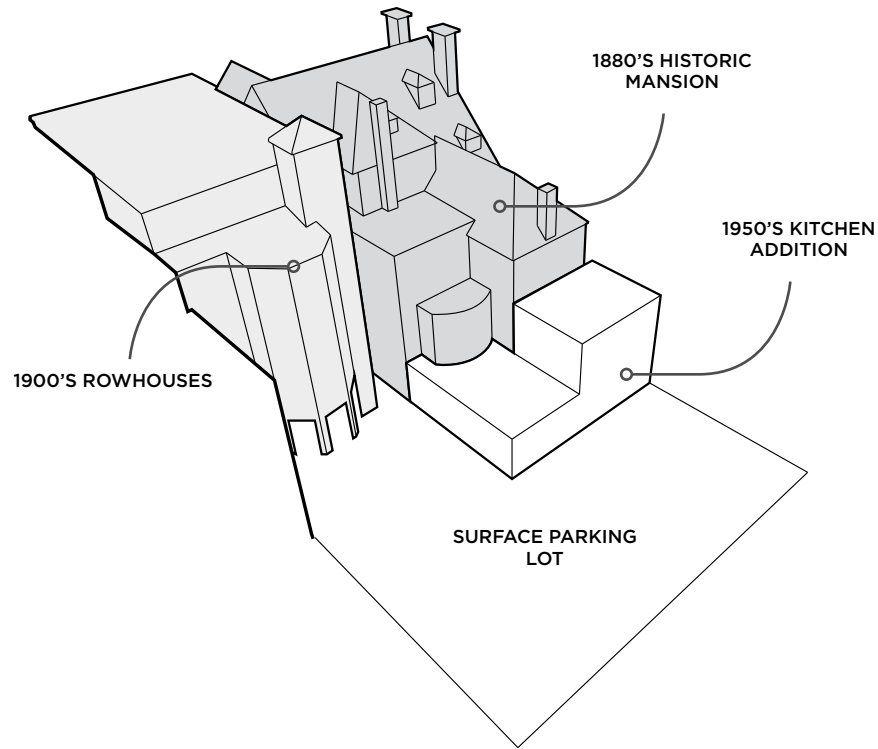
THE IVY HOTEL

BALTIMORE, MARYLAND
COMMERCIAL / INDUSTRIAL

Maryland's finest upscale boutique hotel finds its home in the Government House mansion, a graceful example of 19th Century architecture in the heart of Baltimore's Mount Vernon neighborhood. The Ivy Hotel restores the historic mansion to its former elegance while transforming it into a modern and unique destination that meets the highest of today's standards. A cohesive ensemble of old and new structures, the project is an exemplary case study of new urban infill and historic renovation while meeting a challenging interior program.

The Ivy's guest rooms, suites, and main social spaces are organized to capitalize on the enclosed garden. The ground floor and first levels are carefully orchestrated to accommodate gathering spaces for both hotel and restaurant guests without allowing their paths to cross, creating a heightened sense of exclusivity for the hotel while enticing visitors to return for a night's stay. Landscape and architectural designs are integrated in the outdoor courtyard, defined by high walls, ivy-covered brick, an exterior monumental stair, water features, and intimate, private terraces. The new construction uses rich materials to sensitively complement the architecture of the existing mansion, and provides a stately, yet welcoming entry into The Ivy Hotel.

FORGOTTEN HISTORY

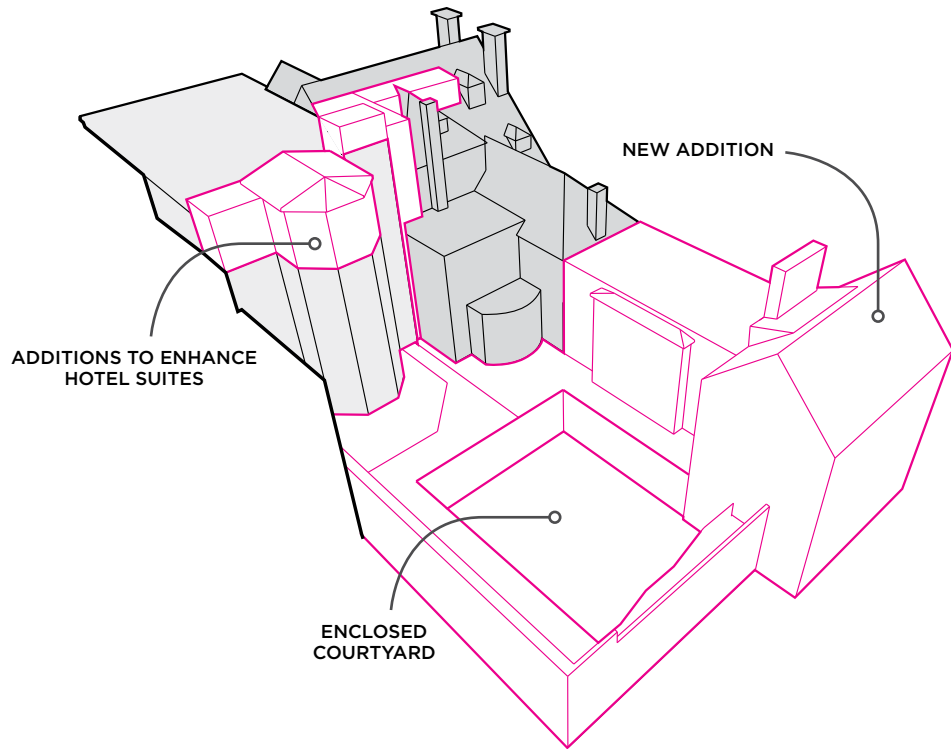


BEFORE RENOVATION & ADDITIONS

The historic Gilded Age mansion was originally commissioned by a wealthy banker and constructed in 1889. The mansion was owned by the City of Baltimore from 1939 until 2011, during which it was converted into a three-building complex. The mansion was last used as a government owned and operated hotel. When the project began the property was in a state of disrepair with crumbling facade elements, overgrown ivy, and badly reconfigured interiors.



A COLLECTION OF BUILDINGS



AFTER RENOVATION & ADDITIONS

A three-story addition to the existing 19th Century Gilded Age mansion and two later-adjoined rowhouses fills a gap in the urban fabric. Careful placement of new construction around the existing structures defines an outdoor courtyard and creates an intimate experience for hotel guests as well as a flexible event space.



DRAWINGS



INTERIOR SECTION / ELEVATION



FOURTH FLOOR



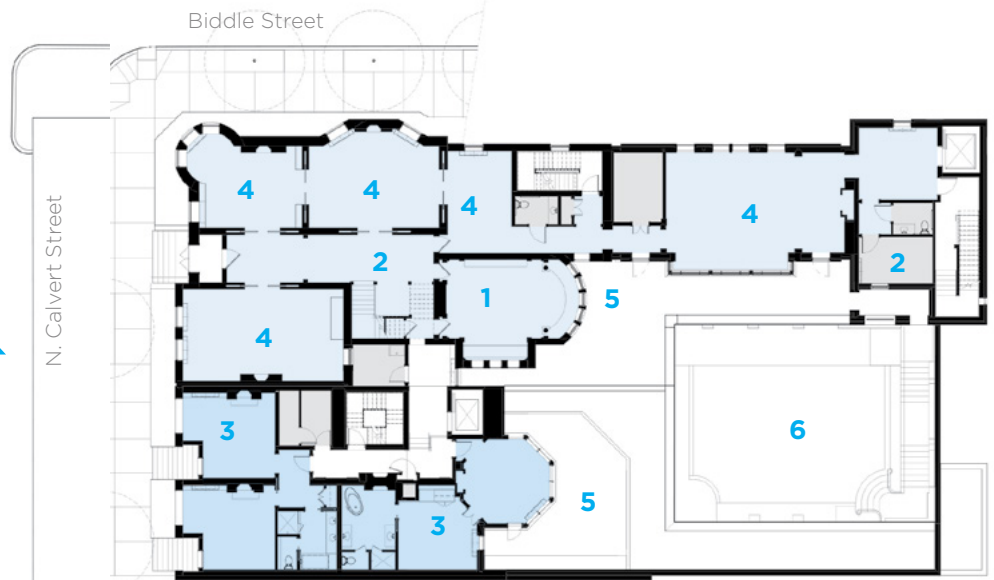
SECOND FLOOR



THIRD FLOOR



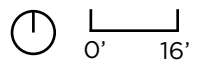
GROUND FLOOR



FIRST FLOOR

PUBLIC HOTEL SPACES
 PRIVATE HOTEL SPACES
 RESTAURANT

- | | | | | |
|-------------------------|-----------------------|------------------|---------------------|---------------------|
| 1 HOTEL DINING | 3 ROOM / SUITE | 5 TERRACE | 7 RESTAURANT | 9 MAIN ENTRY |
| 2 GUEST SERVICES | 4 SOCIAL SPACE | 6 GARDEN | 8 KITCHEN | |





HISTORIC & EXTERIOR RESTORATION

The design adheres to the Secretary of the Interior's Standards. Building elements such as massing, window proportions, materials and exterior detailing are carefully designed to complement but not overtly copy. A clearly defined urban facade holds the street corner and also implements new streetscape lighting and landscaping. Great care was taken to restore the architectural details from the original mansion. The team meticulously restored the brownstone masonry through cleaning and repairs.



Before Restoration

The main public spaces connect to the enclosed garden, providing a sophisticated and unique atmosphere with ample daylight.



The existing historic mansion is restored to its original condition while incorporating all new lighting and life safety requirements.





