

**BALTIMORE CITY DEPARTMENT OF PLANNING**  
**URBAN DESIGN AND ARCHITECTURE REVIEW PANEL**  
**MEETING MINUTES**

**Date:** February 14, 2008

**Meeting No.:** 75

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**Project:** Milestone Headquarters Building

**Phase:** Discussion

**Location:** 100 E. Montgomery Street; Inner Harbor 1A Urban Renewal Area

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**PRESENTATION:**

This discussion was intended to solicit comments from the UDARP. The comments will be advisory to the Preservation Society's Design Review Panel, the community group that will complete the review the project.

Architect Alan Meyers presented the proposed replacement addition to north side of the historic building at 100 E. Montgomery Street in Federal Hill as well as the planned rehabilitation of the original structure. Mr. Meyers explained that the new purchaser, Milestone, was a hospitality corporation that operates hotels in a number of different cities. The corporation is planning on uniting their now disparate staff together at a single location at 100 E. Montgomery Street. To accomplish this, the historic building will undergo a renovation, which includes a proposal for an additional floor and the build-out and re-facing of the existing non-original elevator/porch addition. Mr. Meyers described the general project, floor plans, elevations, and materials, including the plan to partially reconstruct the original mansard on three sides and in-fill it with a fifth story, with the fourth (north) side joined directly to a new fifth floor to be added to the existing elevator/porch. The footprint available for the addition is limited owing to an urban renewal plan requirement that adjacent land to the north (current site of a parking lot) remain as open space.

**RECOMMENDATIONS OF THE PANEL:**

The Panel members were not favorable to the proposal in its form as presented. While the reconstruction of the mansard roof and fifth story within was acceptable, the panel did not find the approach to the north side of the mansard and its connection to the north addition appropriate. Members supported the concept of replacing the existing addition, however, they stated that as designed it was too tall and interfered with the original building. They wanted the mansard to be expressed on all four sides. The panel members recommend the use of real stone rather than artificial stone or concrete for the façades of the addition. One panel member was concerned the addition read too much like a separate, and ill-proportioned, building rather than an addition and encouraged the applicant to re-design the addition to appear to be secondary to the historic building. The panel acknowledged that the increase in required parking spaces is a problem for the neighborhood. It also expressed concern that it would be best that the first floor be open for public use, to which the architect stated that it would be used as a public café.

**PANEL ACTION:**

Discussion only - None Required

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**Attending:**

Sander Mednick – Milestone

Alan Meyers – Architect

Stanley Fine – RMG

Richard Polan, John Thompson, Mike Burton – Federal Hill NA

Jerome Bird, Denise Whitman – Preservation Society DRC

Jay Brodie – BDC

Ms. Eig; Messrs. Bowden, Schack, Britt and Cameron – Panel

Brent Flickinger, Bob Quilter - Planning