

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

Date: January 18, 2007

Meeting No.: 51

Project: Redwood and Charles Redevelopment

Phase: Revised Schematic

Location: Redwood and Charles Streets

PRESENTATION:

Walter Schamu of SMG Architects presented the revised design for the renovation and expansion of the existing corner building as a hotel project. This change in program resulted in changes in plan and elevations.

RECOMMENDATIONS OF THE PANEL:

In general, the panel felt the elevations on Redwood and Charles Streets were too disconnected and could be simplified. Some panelists suggested more glass, others not. In particular, the following elements require further study:

1. “Tower” on Charles Street – The solid projecting panels are disconnected from the street level entrance and give the mistaken impression that it is an elevator tower. The tower could be better distinguished as an element distinctive from the adjacent glass of the hotel.
2. Ground level on Charles Street – The entrance on Charles is a significant feature and could be better integrated into the facade above. Perhaps the ground level could be more solid; certainly it should be better integrated into the “tower”. The ground level could relate more to the base of the historic building, with more glass above.
3. Redwood Street facade above the historic building – perhaps simplify the window pattern; the windows that form the “slot” above the blank wall of the historic building seem unnecessary.

PANEL ACTION:

Schematic approval withheld.

Attending:

Walter Schamu, Chuck Patterson – SMG Architects
Crispin Etherington – Ashbourne Properties
Jill Rosen – Sunpapers
Jay Brodie, Paul Dombrowski – BDC

Ms. Dietsch, Messrs. Ramberg, Schack and Cameron – Panel
Kathleen Kotarba, Brigitte Fessenden, Fred Shoken, Theo Ngongang, Bob Quilter - Planning

