

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

**Date:** January 18, 2007

**Meeting No.:** 51

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**Project:** Views at Federal Hill

**Phase:** Continued Schematic/Final

**Location:** 1201 South Charles Street

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**PRESENTATION:**

Architect Lee Driskill of HCM presented revised schematic drawings of this proposed 12 unit condominium project for Federal Hill.

**RECOMMENDATIONS OF THE PANEL:**

Members of the Panel commented as follows:

1. To recognize significant improvement in the design as now proposed.
2. To suggest reconsideration of the railings shown. They seem inappropriately insubstantial. The rails might be improved by the use of more substantial metal work in keeping with the industrial aesthetic proposed.
3. To express some disappointment that both cornices have disappeared. Not all panel members agreed, however.
4. To direct attention to the unoccupied end of the balconies.
5. To recommend metal rings or other accommodation for plants on balcony rails.
6. To introduce some brick to the south party wall visible from Charles Street, above the adjacent building. All metal panel, as currently shown, appears insubstantial.

**PANEL ACTION:**

The Panel approves this revised design and commends the architect and development team for their successful efforts. The above comments should be considered for final detailing.

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**Attending:**

Adam Smolen – The Views, LLC  
Lee Driskill, Keith Kobin, Laura Hanyok – HCM  
Jay Brodie, Paul Dombrowski, Shubroto Bose, David Garza – BDC  
Matt Bear – DPOB

Ms. Dietsch, Messrs. Bowden, Ramberg, Schack and Britt – Panel  
Gary Cole, Brent Flickinger, Natasha Poole, Bob Quilter - Planning

