

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

Date: February 1, 2007

Meeting No.: 53

Project: Redwood and Charles Redevelopment

Phase: Revised Schematic

Location: Redwood and Charles Streets

PRESENTATION:

Walter Schamu of SMG Architects presented a revised design for the renovation and expansion of the existing corner building as a 190 room hotel project. Changes in the pre-cast, concrete and glass elevations were presented through drawings and a massing/elevation model.

RECOMMENDATIONS OF THE PANEL:

The Panel appreciated the presentation of model and section as well as the response to previous comments. Comments included the following:

1. Extend the pre-cast concrete of the tower down to the ground to flank either side of the entrance on Charles Street. Without such grounding, the upper portion of the tower appears unsupported. Masonry piers at the ground level might also repeat the form of the existing corner building.
2. Eliminate the glass slot on the Redwood façade above the existing building and replace it with smaller windows similar to others proposed. This would continue the rhythm of the new façade.
3. The parapet of the tower should turn the corner to its south side to the top of the slot of windows.
4. Recess the slot of windows on the Redwood (north-facing) side of the central tower to better articulate the screen wall affect of the tower.
5. The parapet on the wing above the existing building may be too tight to the windows below.
6. Consider shifting the Charles Street entrance to the hotel further to the north.

PANEL ACTION:

Schematic approved with comments.

Attending:

Walter Schamu, Chuck Patterson – SMG Architects
Crispin Etherington – Ashbourne Properties
Alan Michaels – Merit Hotel Group

Bob Aydukovic - DPOB
Jay Brodie, Colin Talbert – BDC

Ms. Dietsch, Messrs. Bowden, Ramberg, Schack Britt and Cameron – Panel
Doug McCoach, Brigitte Fessenden, Theo Ngongang, Wolde Ararsa, Melvin Hicks, Bob
Quilter - Planning