

BALTIMORE CITY DEPARTMENT OF PLANNING

URBAN DESIGN AND ARCHITECTURE REVIEW PANEL

MEETING MINUTES

Date: February 1, 2007

Meeting No: 53

Project: T. Rowe Price Entrance Lobby

Phase: Schematic

Location: 100 East Pratt Street

PRESENTATION:

Leonard Auchincloss, a Vice President with Jones Lang LaSalle, introduced a proposal to create a new entry for T.R. Price at 100 East Pratt Street, the former IBM building. T.Rowe Price will occupy all ten floors of the original building, designed by the noted architect, Pietro Belluschi. In an effort to create an appropriate image and identity for T.Rowe Price, a separate entry and a new two story lobby space is to be developed. Following the above, Dan Jones, of Gensler Architects, presented various exhibits relative to the proposal. The new entry is to be located directly adjacent to the original building entry, which is to remain for public entry to the tower.

The two story lobby will necessitate modifying an existing column which would become a taller un-braced column. In addition the new glass exterior in this area would cover the column, disrupting the current rhythm at the base of the building and a new interior escalator, providing access to an elevator bank on the second floor, would require additional structural modifications.

RECOMMENDATIONS OF THE PANEL:

While the Panel appreciated the need to establish a proper image for T. Rowe Price, it did not support the proposal as presented. The proposal did not sufficiently consider the design characteristics of this landmark building relative to the strong window pattern of the upper portion of the façade and the strong articulation and rhythm established by the columns and set back glazing on the ground level, as well as the symmetrical position of the current entry within the eleven bays at the base.

A number of specific suggestions were made by various Panel members as follows:

1. Study all three bays affected by the proposed modifications relative to the entire building façade.
2. Shift the proposed T.Rowe Price entry one bay to the west.
3. Utilize the current building entry for access to the tower **and** the new T.Rowe Price lobby.
4. Shift the current building entry plane inward to the next line of interior columns, thus allowing direct entry to the new T.Rowe Price lobby from the exterior without the need for an additional entry on the façade.
5. The new large expanse of glass for the T.Rowe Price lobby might benefit from a horizontal member. This might also act to brace the taller column and avoid the need for further structural modifications that would alter the shape of this column.
6. The expanse of glass for the new two-story T.Rowe Price lobby would provide an opportunity for a graphic display or logo on the rear wall, clearly visible from the exterior, thus providing an identity and image for the firm

In summary, the Panel urges the design team to develop alternative proposals that will respect and preserve the building's strong design features – existing fenestration rhythms and ground level features at the base that account for rhythms and shadows. The Panel suggests that the goals for T.Rowe Price may still be accomplished if pursued within this framework of investigation.

Future exhibits must include an elevation of the entire original building.

PANEL ACTION:

Schematic approval withheld

Attending:

Leonard Auchincloss – Jones Lang LaSalle
Dan Jones – Gensler
Kate McGraw – DPOB
Jay Brodie, Shubroto Bose – BDC

Ms. Dietsch, Messrs. Bowden, Ramberg, Schack, Britt and Cameron – Panel
Douglas McCoach, Theo Ngongang, Wolde Ararsa, Bob Quilter - Planning