

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

Date: March 29, 2007

Meeting No.: 56

Project: 120 West 22nd Street Condominiums

Phase: Schematic

Location: Charles North Urban Renewal Area

PRESENTATION:

Architect John Morrel presented plans for a new seven story eight unit condo building facing 22nd Street, between two vacant lots that may be developed in the future. A mechanical parking device has been located in the rear yard that is to house six cars below grade. Additional spaces are under the building. The structure features a curtain wall front with masonry sides and rear walls. The condos will be a variety of flats and two story units. A 750 square foot retail space is located on the ground floor, next to the entrance lobby.

RECOMMENDATIONS OF THE PANEL:

Panel comments are as follows:

1. There was general agreement with the curtain wall front, but the panel was not convinced of the expression of the metal support struts - they appear to break up the façade.
2. Balconies developed in metal may be more successful than those in concrete, as shown.
3. The architect should study the development of the rear and side walls. The rear wall may have some relation to front, with more curtain wall expressed.

PANEL ACTION:

Schematic approval, with comments

Attending:

Chris La Banz – CJL Development, LLC
John Morrel – CSD Architects
Jay Brodie, Paul Dombrowski, Shubroto Bose - BDC

Messrs. Bowden, Ramberg, Schack, Britt and Cameron – Panel
Doug McCoach, Theo Ngongang, Bob Quilter - Planning