

BALTIMORE CITY DEPARTMENT OF PLANNING
URBAN DESIGN AND ARCHITECTURE REVIEW PANEL

MEETING MINUTES

Date: April 12, 2007

Meeting No.: 57

Project: 206 East 23rd Street Condominiums

Phase: Schematic

Location: Barclay Urban Renewal Area

PRESENTATION:

Terrance Woody, Thornwood Realty, presented the location and scope of the project - a five story, 12 unit condominium building. Kirk Guillory presented the architecture. There are to be three units per floor above one level of at-grade parking and lobby.

RECOMMENDATIONS OF THE PANEL:

The Panel commended the development team on this thoughtful project.

Panel comments are as follows:

1. More simplicity could reinforce the implied symmetry.
2. The balconies on the front could be expressed in a slightly stronger manner.
3. The bay window on the east portion could be repeated on the west portion to once again balance the implied symmetry.
4. Consider head-in parking off the alley on the west side.
5. The top floor requires more design attention.
6. A threshold step and overhang would highlight the entrance.
7. The storage area of the ground floor front does not need windows and a balancing landscape element may be incorporated.

PANEL ACTION:

Schematic approval, with comments

Attending:

Terrance Woody – Thorwood Real Estate
Ravi Waldon, Kirk Guillory, Sujit Mishra – Waldon Studio Associates
Jay Brodie, Colin Tarbert, Paul Dombrowski, Shubroto Bose – BDC
Robert Embry – Abell Foundation

Ms. Dietsch; Messrs. Bowden, Ramberg, Schack, Britt and Cameron – Panel
Doug McCoach, Tamara Woods, Laurie Feinberg, Bob Quilter - Planning